

London Borough of Harrow Council IIA Report Appendix E: Assessment of Alternative Local Plan Policies

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VERSION CONTROL RECORD										
Issue	Description of Status	Date	Reviewer Initials	Authors' Initials						
1	Draft	10/10/2024	JM/VP	LJ, IT, VP						
2	Final for consultation	28/10/2024	JM/VP	LJ, IT, VP						

The methodology used for the assessment of all policies is outlined below, with an explanation given under each header. The same assessment matrices has been used for the assessment of all policies, hence all follow the same format.

Policy/Alternative name	
Chapter	
Policy/alternative description	
Assumptions Made	

			Assessment										
IIA Objective	Assessment Questions	Assessment Questions Screening	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation		
IIA objectives will be listed here	All questions relating to the SA objective in column A will be outlined here.	This indicates if assessors were able to consider the assessment question as part of their assessment.	further	details and de 'Si s where a neu	efinitions of gnificance S stral effect h	each categor cores' tab.	y, please see the stified, N/A will be	will be selected here, which	The potential effect identified in columns H-M will be detailed here, with justification for the significance score. Any information considered as a part of the assessments which has informed these potential effects will also be detailed here.	1 .	, , , ,		

Significant Negative and Uncertain Effects

All potential significant negative and uncertain effects outlined in the assessment above, will be accumulated into this box.

Any potential significant positive effects identified within the assessment will be detailed here.

Potential Cumulative Effects Identified

Details of any potential cumulative effects, including which SA objectives could be affected, will be outlined here. This could include specific cumulative effects with another site, or those which could arise as a result of all development across the borough.

Details of all mitigation listed in column P and any potential enhancements arising from assessment will be summarised against the relevant assessment here. All potential significant negative and uncertain effects will have mitigation listed.

	Nature of effects
Criterion	Description
Significance	An assessment of the significance of the potential effects identified. This could be a positive effect, negative effect, neutral effect, significant positive effect or significant negative effect. The definitions for these effects are detailed to the right.
Permanent/temporary	An assessment of whether the predicted effects would be permanent (P), or temporary (T).
Reversible/Irreversible	An assessment of whether or not the identified effect can be reversed (R) e.g. the loss of greenfield land to development would be irreversible (I).
	How far the effect is predicted to be spread geographically:
	Low (L) = A specific area within Harrow boundary
Spatial extent	Medium (M) = Across the entire Harrow boundary, possibly reaching to neighbouring boroughs
	High (H) = Beyond the Harrow Local Plan Boundary, with national or international ramifications
	An assessment of the proportion of the receptor affected by the identified effect.
Magnitude	Low (L) =20-40% of receptor or capacity affected
agtaao	Medium (M) = 40-80% of receptor affected
	High (H) =80+% of the receptor affected
	An assessment of the time period the predicted effects are likely to last. This could be:
Duration	Short (S)= 0-5 years
	Medium (M) = 5-10 years
	Long (L)= 10 years or more, up to the end of the Local Plan period
Direct/Indirect	An assessment of whether the predicted effect will be directly (D) as a result of option implementation, or indirectly (I) caused by the policy option.
Likelihood	An assessment of how likely it is that the implementation of the policy option will lead to the precited effect. This could be low (L), moderate (M) or high (H).
Cumulative effect	An assessment of whether or not there is potential for a cumulative effect to occur on the IIA objective as a result of the policy option working in combination with other circumstances, policies or factors. Y= potential cumulative effect. No potential cumulative effect identified.

	Significance Scores	
Symbol	Definitions of Significance of Effects Against the IIA Objectives	Assumptions on the nature of effects
	Significant Positive Effect: the policy option supports the achievement of this objective; it addresses all relevant assessment questions and could result in a potentially significant beneficial effect e.g. improved access by walking and cycling modes to a local or town centre	Permanent Continual Magnitude: High 80%+ receptor or environmental capacity affected; or Medium 40-80% of receptor or environmental capacity of affected The effect could be to: *enhance and redefine the location in a positive manner, making a contribution at a national or international scale; *repair or restore receptors badly damaged or degraded through previous uses; and/or *improve one or more key elements/features/ characteristics of a receptor with recognised quality such as a specific regional or national designation.
+	Minor Positive Effect: the policy option supports the achievement of this objective; it addresses some relevant assessment questions, although it may have only a minor beneficial effect	Reversible Infrequent or intermittent Magnitude: Low 20-40% of receptor or capacity affected. The size, nature and location of a proposed scheme would: -improve undesignated yet recognised receptor qualities at the neighbourhood scale; -fit into or with the existing location and existing receptor qualities; and/or -enable the restoration of valued characteristic features partially lost through other land uses.
0	Neutral Effect: the policy option has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant	N/A
?	Uncertain Effect: Uncertain or insufficient information on which to determine the assessment this stage	N/A
-	Minor Negative Effect: the policy option appears to conflict with the achievement of this objective; it does not address relevant assessment questions and may result in minor adverse effects	Reversible Infrequent or intermittent Magnitude: Low 20-40% of receptor or capacity affected. The size, nature and location of a proposed scheme would: -be out of scale with the location; or -leave an adverse impact on a receptor of recognised quality such as a specific district or county designation.
	Significant Negative Effect: the policy option works against the achievement of this objective; it could exacerbate a negative situation and may result in a potentially significant adverse effect e.g. loss of all or part of a designated ecological site of national importance.	Permanent Irreversible Continual Magnitude: High 80%+ receptor or environmental capacity affected; or Medium 40-80% of receptor or environmental capacity of affected The effect could be to: -permanently degrade, diminish or destroy the integrity of the receptor; -cause a very high quality receptor to be permanently changed and its quality diminished; -cannot be fully mitigated and may cumulatively amount to a severe adverse effect; -be at a considerable variance to the location, degrading the integrity of the receptor; and/or -will be substantially damaging to a high quality receptor such as a specific regional or national designation.

CO410_Reg 19 IIA Report Appendix E_2 Significance description

Policy name	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SS_ALT_1	++	+	+	+	++	++	0	0	0	+	+	++	+	+
SS_ALT_2	++	+	+	+	++	++	+	+	0					0
GR6_ALT_1	0	0	0	?	0	0	0	0	0	-	-	-	0	0
GR10_ALT_1	0	0	0	-	+	0	0	0	0	0	0	-	0	0
GR10_ALT_2	0	0	?	+	?	?	0	0	0	+	0		0	+
Strategic_Policy_03_Alt1	?	0	+	+	?	?		-	-		?			0
Strategic_Policy_03_Alt2	+	0	+	0		+	-	0	0	0	0	-	+	0
HO1_ALT_1	0	0	+	+	-	+	0	0	0	0	+	+	0	0
HO1_ALT_2	0	0	+	+	-	+	0	0	0	0	+	+	0	0
HO1_ALT_3	0	0	+	+	?	+	0	0	0	0	+	+	0	0
HO1_ALT_4	0	0	+	+	?	+	0	0	0	0	+	+	0	0
HO2_Alt 1	0	0	0	+	?	0	+	0	0	0	0	0	+	+
HO2_Alt_2	0	0	+	?	?	+	+	+	0	0	+	?	+	+
HO2_Alt_3	0	0	+	-	?	+	+	+	0	0	+	+	+	+
HO2_Alt_4	0	0	-	-	++	-	-	?	0	0	+	+	+	+
HO2_Alt_5	0	0	+	+		+	+	0	0	0			+	-
HO2_Alt_6	0	0	?	?	++	?	+	0	0	0	+	+	+	+
HO4_Alt_1	0	+	0	0		0	0	0	0	0	0	0	+	0
HO5_Alt_1	0	0	?	++	?	0	0	0	0	0	0	0	0	0
HO5_Alt_2	0	0	?	?	?	+ +	0	+	0	+	0	+	+	0
HO6_Alt_1	0	0	+	+	+	+	0	0	0	0	0	0	+	0
HO6_Alt_2	0	0	?	?	+ +	?	0	?	0	0	0	0	0	0
HO6_Alt_3	0	0	+	+	?	+	0	+	0	0	0	0	0	0
HO7_Alt_1	0	0	+	+	+	+	0	0	0	0	0	0	+	0
HO8_Alt_1	0	0	-	-	+	-	0	0	0	0	0	0	0	0
HO8_Alt_2	+	0	+	-	+	+	-	0	0	0	0	0	0	0
HO9_ALT_1	-	-	0	-	-	?	0	0	0	0	0	-	0	-
HO9_ALT_2	+	+	+	+	-	+	0	0	0	0	0	+	0	+
HO9_ALT_3	+	+	+	+	?	+	0	0	0	0	0	-	0	+
HO9_ALT_4	+	+	?	+	?	+	0	0	0	0	0	-	0	+
HO10_ALT_1	0	0	+	0	-	+	0	+	0	0	0	?	0	-
HO10_ALT_2	0	0	+	+		+	0	0	+	+	0	-	0	+
HO10_ALT_3	0	0	+	+	-	+	0	0	+	+	0	-	0	+
HO10_ALT_4	0	0	-	+	-	+	0	0	+	+	0	-	0	+
HO12_ALT_1	0	0	?		-	?	0	0	+	?	0	-	0	0
HO12_ALT_2	0	0				+	0	0	+	+	0	+	+	+
LE1_ALT_1	+	+	+	+	0	+	+	0	0	0	0	+	0	+
LE3_ALT_1	+	+	0	0	0	+	0	+	0	0	0	0	0	+
LE3_ALT_2	?	+	0	0	+	+	0	+	0	0	0	0	0	+
GI2_ALT_1	0	0	0	+	0	0	0	0	+	+	0	0	0	0
GI3_ALT_1		0		+	0			0	+	++	+		+	0
CN1_ALT_1	+	+	0	+	+	0	0		+	+	+	+	0	
CN1_ALT_2	+	+	U	+	0	U	0	+	+	+	+	+	0	0

Significant Positive	++
Minor Positive	+
Neutral	0
Uncertain	?
Minor Negative	-
Significant Negative	

Policy/Alternative name	Spatial Strategy
Chapter	Chapter 01: Spatial Vision and Objectives
Policy/alternative description	This alternative is to retain the existing spatial strategy.
Assumptions Made	None.

	IIA framework								Assessment	Potential for		
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancements
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic	Yes	Direct	Medium	Long (20-vrs)	Borough	Permanent/Irrev ersible	Significant Positive	The strategy contributes to the achievement of objective IIA1 as it	Yes		
	development? Support the provision of world class infrastructure and connectivity?	Yes	-		(20+yrs)	Wide	ersible		aims to direct employment and industrial land to appropriate locations, to meet current and future needs. Town centres will be			
	Support flexible working practices?	No							improved to increase retail expenditure and secure the vitality and			
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes	4						viability of the town centre network (e.g.: Wealdstone, Stanmore,			
IIA1 Economy:	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes							Harrow Town Centre and North Harrow District Centre). These areas will be redeveloped and improved to provide retail, leisure (including	1		
To deliver economic growth and support the creation of	Safeguard existing town centres?	No							arts and cultural), office and residential uses. Employment land			
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes]						(including for retail, leisure and hotel development) throughout the			
-	Improve existing shopping facilities within town centres and neighbourhood parades?	Yes	4						Borough will have been managed to preserve a supply most suited to			
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	Yes							existing and foreseeable needs. Therefore, a potential significant positive effect is recorded.			
F	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes	┪						positive effect is recorded.			
	Create new jobs in high value sectors, including in the green sector?	Yes	Direct	Medium	Medium/L	Borough	Permanent/Irrev	Minor Positive	The strategy contributes to the achievement of objective IIA2 as a	Yes		
			」		ong	Wide	ersible		focus is placed on the development and intensification of employment and industrial land across the Borough, to create 4000			
IIA2 Employment:	Encourage developers to demonstrate how they are investing in skills and employing local people?	No							new employment opportunities for residents. The intensification and			
To create greater employment opportunities and higher									redevelopment of employment land and industrial estates in the			
value jobs for all ages across the whole borough									Wealdstone and Harrow Opportunity Area should lead to the provision of 3000 additional jobs. Therefore, a potential minor			
									positive effect is recorded.			
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	Yes	Direct	Medium	Long	Borough	Permanent/Irrev	Minor Positive	The strategy contributes to the achievement of objective IIA3 as a	Yes		
I	including:				(20+yrs)	Wide	ersible		focus is placed on ensuring high-quality services and facilities are			
	oeducation facilities?								accessible to all, and local improvements should benefit everyone in			
	orecreation facilities? ohealth services?				1 1				the community. Therefore, a potential minor positive effect is recorded.			
IIA3 Accessibility:	Increase the delivery of new or enhanced community and health facilities?	No										
To improve local accessibility to healthcare, education,	Help ensure all children have access to a local school within reasonable walking distance?	No					1					
	Increase education facility provision for children with learning disabilities?	No.	_									
	Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	Yes	-									
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
		ļ.,	4									
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	Yes Yes	-									
	who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Medium	Long	Borough	Permanent/Irrev	Minor Positive		Yes		
F	quality of life and community cohesion?	Vas	-		(20+yrs)	Wide	ersible		focus is placed on ensuring high-quality services and facilities are			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	res							accessible to all. The provision of children's and teenagers' play space, as well as access to natural green space for residents and			
	Increase and improve opportunities for active travel including walking and cycling?	Yes							visitors is also considered. The strategy also considers the provision			
· ·	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	Yes	7						of private amenity space as it highlights that gardens should be			
		, , , , , , , , , , , , , , , , , , ,	4						protected from inappropriate development. Therefore, a potential			
F	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space?	Yes	-						minor positive effect is recorded.			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No.										
	Ensure all representative groups will be consulted and engaged with?	No										
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct	Medium	Long	Borough	Temporary/Irrev	Significant Positive	The strategy contributes to the achievement of objective IIA5 as it	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes			(20+yrs)	Wide	ersible		aims to provide a minimum of 6,050 (net) homes during the Plan period. The housing needs of the Borough's residents will have been			
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs?	Yes	┥						met through provision of a range of housing types and tenures			
	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	Yes	7 '						including provision of family sized affordable housing and supported			
has access to housing, which is affordable, and meets			4						housing for the elderly and vulnerable people. Within the Harrow and			
	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	Yes							Wealdstone Opportunity Area, a minimum of 2,800 additional homes are to be delivered. The Borough's residential areas will be			
with timulen and other vulnerable groups	the needs of a range of users/occupants, such as those with disabilities, wheel chair users and families with children?								safeguarded for family housing. Therefore, a potential significant			
	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes							positive effect is recorded.			
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Direct	Medium	Long (20+yrs)	Regional	Permanent/Irrev ersible	Significant Positive	The strategy contributes to the achievement of objective IIA6 as it aims to improve connectivity across the Borough through sustainable	Yes		
į	Encourage intensification in existing residential areas in the most accessible locations within the borough?	No			(20+y15)		ersible		transport linkages. The strategy aims to work with neighbouring			
HAC Containable Trends									Boroughs to improve connectivity between Kenton Station and			
F	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes Yes	-						Northwick Park Station. Accessibility will be improved at Harrow-on- the-Hill Station, Harrow Bus Station and Harrow & Wealdstone			
		165										
travel habits including walking, cycling and public	increase and improve opportunities to access public transport including where there are existing issues (such as steps):								Station. Finally, improvements will be made to the walking network and pedestrian connectivity, particularly between Harrow Town Centre and Harrow on the Hill. Therefore, a potential significant			
transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	Yes	1									
transport usage.		Yes							Centre and Harrow on the Hill. Therefore, a potential significant			
transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	Yes										
transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?		M/A	N/A	A\/A	A\/A	N/A	Noutral	Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded.	No		
transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	- No	N/A	N/A	N/A	N/A	N/A	Neutral	Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the	No		
transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	- No	N/A	N/A	N/A	N/A	N/A	Neutral	Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded.	No		
transport usage. IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result	- No	N/A	N/A	N/A	N/A	N/A	Neutral	Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the	No		
transport usage. IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing webicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development?	- No	N/A	N/A	N/A	N/A	N/A	Neutral	Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the	No		
transport usage. IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	- No t							Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
transport usage. IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing webicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development?	- No t	N/A N/A	N/A	N/A	N/A	N/A	Neutral Neutral	Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the			
transport usage. IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing whiteular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles?	- No t No No							Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of the			
transport usage. IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon-local economy?	No No No No No							Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of the			
transport usage. IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Peromote a low carbon local economy? Ensure new developments are energy efficient?	No							Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of the			
transport usage. IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution-by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Personne a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No No No No No	N/A	N/A	N/A	N/A	N/A	Neutral	Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
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IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites?	No N	N/A N/A	N/A	N/A N/A Long	N/A N/A Borough	N/A N/A Permanent/Reve	Neutral Neutral	Centre and Harrow on the Hill. Therefore, a potential significant positive effect is recorded. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No No Yes		

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	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	Yes]						Farm extension to Stanmore Country Park). Therefore, a potential		
	borough)?		-						minor positive effect is recorded.		
	Protect sites of geological importance?	NO NO	1								
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Direct	Medium	Long	Borough	Permanent/Reve	Minor Positive	The strategy contributes to the achievement of objective IIA11 as it	Yes	
IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	Yes			(20+yrs)	Wide	rsible		aims for Harrow's identified heritage assets and historic environment-		
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond	Yes							including the special character of Harrow Hill, Harrow Weald Ridge		
heritage assets (including known and unknown	appropriately to local character, townscape and context?		_						and Pinner Hill- to be valued, conserved and enhanced. Therefore, a		
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No							potential minor positive effect is recorded.		
appropriate improve the quality of the built	Improve the condition of the historic environment?	No									
environment	Encourage heritage led regeneration?	No									
	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Medium	Long	Borough	Permanent/Irrev	Significant Positive	The strategy contributes to the achievement of objective IIA12 as it	Yes	
	Promote high quality and contextually successful design?	Yes			(20+yrs)	Wide	ersible		aims for all development to contribute to local distinctiveness,		
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes					1		achieving high standards of sustainability, public realm and		
	Protect sensitive areas and protected views?	Yes							residential quality/design. For example, suburban areas will be		
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Safeguard landscape and townscape features such as trees?	No							safeguarded as areas of low density, family housing in order to protect suburban character. The strategy also aims for the Borough's Metropolitan Open Land, Green Belt and other open space (including gardens) to be maintained through no development. As a result, housing development will be directed to areas that have little/no impact on the character of an area. Views of St. Mary's Church and Harrow Weald Ridge should also be protected. Therefore, a potential significant positive effect is recorded.		
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	Yes	Direct	Low	Long (20+vrs)	Borough Wide	Permanent/Irrev ersible	Minor Positive	The strategy contributes to the achievement of objective IIA13 as development opportunities should be directed to occur on previously-	No	
	Avoid development of greenfield land?	Yes	1		` ' '				developed sites across the Borough. Therefore, a potential minor		
#442 C-11 4 W-4	Promote the efficient use of minerals?	No							positive effect is recorded.		
IIA13 Soils and Water:	Protect soil quality and avoid soil pollution?	No									
To minimise water and soil pollution and ensure protection of natural resources including greenfield	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No.									
land, soil and minerals resources	in new developments?										
iand, soil and minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No	1								
	groundwater and water bodies?										
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No									
	Encourage new developments to provide adequate space for waste separation?	Yes	Direct	Medium	Medium/L	Borough	Permanent/Reve	Minor Positive	The strategy contributes to the achievement of objective IIA14 as it	Yes	
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No			ong	Wide	rsible		highlights that the overall amount of waste generated in the Borough		
IIA14 Waste:	Ensure waste is dealt with in line with circular economy principles?	No					1		will have been reduced, with high levels of recycling and composting		
To minimise waste.		No					1		achieved and sustained. Therefore, a potential minor positive effect is		
	Safeguard existing waste management sites?						1		recorded.		

To minimise waste.	Safeguard existing waste management sites?		No.			achieved recorded	d and sustained. Therefore, a potential minor positive eff	ect is		
	sareguara existing waste management sites:					recorded	u.			
				Significant Negativ	e and Uncertain Effects					
IIA1: The strategy contributes to the achievement of c	objective IIA1 as it aims to direct employment and industrial land to appr	opriate locations, to meet current and future needs. Town of	centres will be improved to increase reta	Significant ail expenditure and sec	Positive Effects ure the vitality and viability of the tow	wn centre network (e.g.: Wealds	stone, Stanmore, Harrow Town Centre and North Harrow	District Centre). These are	as will be redeveloped and improved to provide re	tail, leisure (including arts and cultural), office and
<i>.</i>		ial uses. Employment land (including for retail, leisure and h								
				Potential Cumula	tive Effects Identified					
				Mi	tigation					
					agation					•
				Enha	ncements					

Policy/Alternative name	Spatial Strategy
Chapter	Chapter 01: Spatial Vision and Objectives
Policy/alternative description	The alternative is to seek to go beyond the level of development identified in the proposed strategy and provide more employment, retail and cultural / leisure floorspace.
Assumptions Made	None.

					_							
	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancements
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic	Yes	Direct	Medium	Long	Borough	Permanent/Irrev	Significant Positive	The strategy contributes to the achievement of objective IIA1 as it			
	development?	,	4		(20+yrs)	Wide	ersible		aims to direct flexible employment and industrial land to appropriate			
	Support the provision of world class infrastructure and connectivity? Support flexible working practices?	Yes No	-						locations, to meet current and future needs. The strategy aims to provide a minimum of 13,900sqm of retail, food / beverage, leisure			
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes	-						and entertainment floorspace and 6000sqm of industrial floorspace.			
	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes	7						The alternative aims to deliver higher than this identified level of			
IIA1 Economy:			_						development however. Town centres will be safeguarded and			
To deliver economic growth and support the creation of	Safeguard existing town centres?	Yes	4						improved to increase retail expenditure and secure the vitality and			
new businesses, whilst supporting the growth and	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment? Improve existing shopping facilities within town centres and neighbourhood parades?	Yes	+						viability of the town centre network (eg: Pinner High Street, Stanmore Town Centre, Harrow Town Centre and North Harrow District			
retention of existing businesses	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	Yes	1						Centre). These areas will be redeveloped and improved to provide			
	floor space?		4						retail, leisure (including arts and cultural), office and residential uses.			
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes							Developments should be adaptable however in order to ensure			
									vibrancy. Therefore, a potential significant positive effect is recorded.			
	Create new jobs in high value sectors, including in the green sector?	Yes	Direct	Medium	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Positive	The strategy contributes to the achievement of objective IIA2 as a focus is placed on the development and intensification of			
					Ulig	wide	ersible		employment and industrial land across the Borough will create new			
IIA2 Employment: To create greater employment opportunities and higher	Encourage developers to demonstrate how they are investing in skills and employing local people?	No							employment opportunities for residents. The intensification and			
value jobs for all ages across the whole borough									redevelopment of employment land and industrial estates in the			
									Wealdstone and Harrow Opportunity Area should lead to the provision of 1000 additional jobs. Therefore, a potential minor			
									positive effect is recorded.			
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	Yes	Direct	Medium	Long	Borough	Permanent/Irrev	Minor Positive	The strategy contributes to the achievement of objective IIA3 as a			
	including:				(20+yrs)	Wide	ersible		focus is placed on ensuring high-quality services and facilities are			
	oeducation facilities? orecreation facilities?								accessible to all. Therefore, a potential minor positive effect is recorded.			
	orecreation facilities? ohealth services?								recorded.			
IIA3 Accessibility:	Increase the delivery of new or enhanced community and health facilities?	No										
To improve local accessibility to healthcare, education, retail facilities, general community facilities and	Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities?	No.	+									
recreational resources (including open spaces and	Ensure local facilities have capacity to accommodate proposed development?	No.										
sports facilities)		Yes										
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	Vec	-									
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	Yes	1									
	who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Medium	Long	Borough	Permanent/Irrev	Minor Positive	The strategy contributes to the achievement of objective IIA4 as a			
	quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	Vos	-		(20+yrs)	Wide	ersible		focus is placed on ensuring high-quality services and facilities are accessible to all. The provision of children's and teenagers' accessible			
	and recreation facilities?								recreation and play space, as well as access to natural green space for			
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	Yes							residents and visitors is also considered. Therefore, a potential minor			
Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	Yes							positive effect is recorded.			
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes	-									
	Increase provision of private amenity space?	No.										
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No.										
	Ensure all representative groups will be consulted and engaged with? Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct	Medium	Long	Borough	Temporary/Irrev	Significant Positive	The strategy contributes to the achievement of objective IIA5 as it			
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes	- Direct	Iviculum	(20+yrs)	Wide	ersible	Significant i Ositive	aims to provide a minimum of 16,040 (net) homes during the Plan			
									period (2019/20 – 2040/41), of which at least 8,020 new homes (net)			
	Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	Yes	-						will be delivered between 2019 -2029 (Policy H1, London Plan). These additional homes should be developed to suit a range of residents.			
IIA5 Housing:	require support or care)?	ites							Within the Harrow and Wealdstone Opportunity Area, a minimum of			
To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	No.							5000 additional homes are to be delivered. The alternative aims to			
the needs of all residents including the elderly, families									deliver higher than this identified level of development, in order to			
with children and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	-						contribute further to closing the gap between minimum London Plan housing targets for the borough and the actual objectively assessed			
	,	1.00							need. 'Metroland' areas will be safeguarded for family housing.			
									Therefore, a potential significant positive effect is recorded.			
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Ves	Direct	Medium	Long	Regional	Permanent/Irrev	Significant Positive	The strategy contributes to the achievement of objective IIA6 as it	-		
1	of transport?		J	.viculuiii	(20+yrs)	cgioliai	ersible	cant rositive	aims to improve connectivity across the Borough through sustainable			
1	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	1						transport linkages. Development will supported in areas most			
	Improve switting cycling and walking network and provide new reutes?	Voc	4						accessible to public transport, such as train and underground			
IIA6 Sustainable Travel:	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes Yes	+						stations. The strategy aims to work with neighbouring Boroughs to improve connectivity between Kenton Station and Northwick Park			
To reduce the need to travel and promote sustainable									Station. Accessibility will be improved at Harrow-on-the-Hill Station,			
travel habits including walking, cycling and public	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	Yes							Harrow Bus Station and Harrow & Wealdstone Station, with step free			
transport usage.	communications infrastructure?								access. Finally, improvements will be made to the walking network			
									and pedestrian connectivity, particularly between Harrow Town Centre and Harrow on the Hill. Therefore, a potential significant			
									positive effect is recorded.			
		<u></u>	1									
IIA7 Air Links and Naine Bellinder	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result		Indirect	Medium	Long (20+yrs)	Borough Wide	Permanent/Irrev ersible	Minor Positive	The strategy contributes to the achievement of objective IIA7 as a focus on the carbon neutral design of new development and active			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure	of new development?				(20.313)	*******	CISIDIC		methods of travel will minimise air pollution across the Borough.			
that future growth does not lead to the further	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No							Therefore, an indirect potential minor positive effect is recorded.			
deterioration of environmental conditions												
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)?	No	Direct	Medium	Long (20+vrs)		Permanent/Irrev	Minor Positive	The strategy contributes to the achievement of objective IIA8 as a			
IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles?	No.	+		(20+yrs)	Wide	ersible		focus on carbon neutrality design will promote low carbon, energy efficient developments that minimise greenhouse gas emissions.			
To reduce the borough's contribution towards the	Promote a low carbon local economy?	Yes							Therefore, a potential minor positive effect is recorded.			
emission of climate change gases	Ensure new developments are energy efficient?	Yes	4									
	Minimise greenhouse gas emissions?	Yes	NI/A	N1/A	NI/A	NI/A	NI/A	Noutral	The policy poither supports are detects for the self-times of			
IIA9 Adaptation to Climate Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	NO	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No							,			

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risk, extreme weather and reduced water availability	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No	l			I	1 1		1	
	across the borough and within the wider area?									
	Avoid adverse effects on European designated habitats sites?	No	Direct	Medium	Long (20+yrs)	Borough Wide	Permanent/Reve rsible	Significant Negative	As the alternative aims to deliver higher than the minimum of 16,040 (net) homes identified for development, development may encroach on the Borough's Metropolitan Open Land, Green Belt and other	Mitigation: ensure that protection of Green Belt, Metropolitan Open Land and other open space is provided, no matter the level of development
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes							open space. This is likely to negatively impact habitats and species	carried out in order to minimise impact.
safeguard and enhance biodiversity and geodiversity	Conserve, enhance and repair natural and semi natural habitats?	Yes							existing within these spaces, as well as access to these spaces.	
d improve connectivity between, and access to, green	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes							Therefore, a potential significant negative effect is identified.	
	Achieve biodiversity net gain (BNG) in new developments?	No								
spaces and functional habitats.	Provide new or improved access to greenspaces?	Yes								
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	Yes								
	borough)?									
	Protect sites of geological importance?	No	İ							
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Direct	Medium	Long	Borough	Permanent/Reve	Significant Negative	As the alternative aims to deliver higher than the minimum of 16,040	Mitigation: ensure that protection of heritage
	Maintain and enhance access to cultural heritage assets?	Yes			(20+yrs)	Wide	rsible		(net) homes identified for development, development may encroach	assets and the historical environment is provided,
IIA11 Historic Environment:	Ensure that new development uses existing historic character and heritage significance to guide new development and respond	Yes	1		' ' '				on the Borough's Metropolitan Open Land, Green Belt and other	no matter the level of development carried out in
To conserve and enhance the historic environment,	appropriately to local character, townscape and context?								open space. This is likely to negatively impact the conservation and	order to minimise impact.
heritage assets (including known and unknown	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1						enhancement of Harrow's identified heritage assets and historical	, , , , , , , , , , , , , , , , , , , ,
archaeological sites) and their settings and where	Improve the condition of the historic environment?	No							environment. It may also lead to development in areas of special	
appropriate improve the quality of the built	Encourage heritage-led regeneration?	No.							character and architectural significance. Therefore, a potential	
environment	Help provide solutions to those assets on the Heritage at Risk register?	No							significant negative effect is identified.	
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Medium	Long	Borough	Permanent/Irrev	Significant Negative	As the alternative aims to deliver higher than the minimum of 16,040	Mitigation: ensure that protection of Green Belt,
	Promote high quality and contextually successful design?	Yes			(20+yrs)	Wide	ersible		(net) homes identified for development, development may encroach	Metropolitan Open Land and other open space is
IIA12 Landscape and Townscape:	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes							on the Borough's Metropolitan Open Land, Green Belt and other	provided, no matter the level of development
conserve and enhance the borough's landscape and	Protect sensitive areas and protected views?	Yes							open space. This may lead to development in areas that is not	carried out, and that impact on
townscape character		No							relevant to surrounding landscape and townscape character, role,	landscape/townscape is always considered in
	Safeguard landscape and townscape features such as trees?								and function. Therefore, a potential significant negative effect is	order to minimise impact.
	-sareguaru ranuscape anu tuwnscape reatures such as trees:								identified.	·
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	Yes	Direct	Low	Long (20+vrs)	Borough Wide	Permanent/Irrev ersible	Significant Negative	As the alternative aims to deliver higher than the minimum of 16,040 (net) homes identified for development, development may encroach	Mitigation: ensure that protection of natural resources, including greenfield land, is provided,
	Avoid development of greenfield land?	Yes			, , , , , ,				on the Borough's Metropolitan Open Land, Green Belt and other	no matter the level of development carried out in
	Promote the efficient use of minerals?	No	İ						open space. This may lead to development on greenfield land or	order to minimise impact.
IIA13 Soils and Water:	Protect soil quality and avoid soil pollution?	No	İ						Green Belt. Therefore, as development on greenfield land would	
To minimise water and soil pollution and ensure	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No	1						remove protection of natural resources in the Borough, a potential	
protection of natural resources including greenfield	in new developments?								significant negative effect is identified.	
land, soil and minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No								
	groundwater and water bodies?	No								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No								
		No	N/A	NI/A	NI/A	N/A	N/A	Noutral	The nelieu neither connects nor detreets from the achievement of the	
IIA14 Waste:	Encourage new developments to provide adequate space for waste separation?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	
To minimise waste.	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No.							IIA objective. Therefore a neutral effect is predicted.	
io minimise waste.	Ensure waste is dealt with in line with circular economy principles?	NO.					1			
	Safeguard existing waste management sites?	NO.		L	L	L				

Significant Negative and Uncertain Effects

IIA10: As the alternative aims to deliver higher than the minimum of 16,040 (net) homes identified for development, development may encroach on the Borough's Metropolitan Open Land, Green Belt and other open spaces. This is likely to negatively impact thabitats and species existing within these spaces, as well as access to these spaces. Therefore, a potential significant negative effect is identified.

IIA11: As the alternative aims to deliver higher than the minimum of 16,040 (net) homes identified for development, development may encroach on the Borough's Metropolitan Open Land, Green Belt and other open space. This is likely to negatively impact the conservation and enhancement of Harrow's identified heritage assets and historical environment. It may also lead to development in areas of special character and architectural significance. Therefore, a potential significant negative effect is

IIA12: As the alternative aims to deliver higher than the minimum of 16,040 (net) homes identified for development may encroach on the Borough's Metropolitan Open Land, Green Belt and other open space. This may lead to development on greenfield land would remove protection of natural resources in the Borough, a potential significant negative effect is identified.

IIA13: As the alternative aims to deliver higher than the minimum of 16,040 (net) homes identified for development, development may encroach on the Borough's Metropolitan Open Land, Green Belt. Therefore, as development on greenfield land would remove protection of natural resources in the Borough, a potential significant negative effect is identified.

Significant Positive Effects

IIA1: The strategy contributes to the achievement of objective IIA1 as it aims to direct flexible employment and industrial land to appropriate locations, to meet current and future needs. The strategy aims to provide a minimum of 13,900sqm of retail, food / beverage, leisure and entertainment floorspace and 6000sqm of industrial floorspace. The alternative aims to deliver higher than this identified level of development however. Town centres will be safeguarded and improved to increase retail expenditure and secure the vitality and viability of the town centre network (eg: Pinner High Street, Stanmore Town Centre, Harrow Town Centre, Harrow District Centre). These areas will be redeveloped and improved to provide retail, leisure (including arts and cultural), office and residential uses. Developments should be adaptable however in order to ensure vibrancy. Therefore, a potential significant positive effect is recorded. IIA5: The strategy contributes to the achievement of objective links as it aims to provide a minimum of 16,040 (net) homes during the Plan period (2019/20 – 2040/41), of which at least 8,020 new homes (net) will be delivered between 2019 -2029 (Policy H1, London Plan). These additional homes are to be delivered. The alternative aims to deliver higher than this identified level of development, in order to contribute further

Potential Cumulative Effects Identified

Mitigation

IIA10:Mitigation: ensure that protection of Green Belt, Metropolitan Open Land and other open space is provided, no matter the level of development carried out in order to minimise impact.

IIA11:Mitigation: ensure that protection of heritage assets and the historical environment is provided, no matter the level of development carried out in order to minimise impact.

IIA12:Mitigation: ensure that protection of Green Belt, Metropolitan Open Land and other open space is provided, no matter the level of development carried out, and that impact on landscape/townscape is always considered in order to minimise impact.

IIA13:Mitigation: ensure that protection of natural resources, including greenfield land, is provided, no matter the level of development carried out in order to minimise impact.

Policy/Alternative name	GR6 Areas of Special Character: Alternative 1
Chapter	Chapter 02: High Quality Growth
Policy/alternative description	This alternative is for no policy option to be implemented.
Assumptions Made	None.

A objective	IIA framework Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Assessment Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancements
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-development? Support the provision of world class infrastructure and connectivity? Support flexible working practices?- Protect and retain an adequate supply of employment floor space to address business needs?	No No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA1 Economy: deliver economic growth and support the creation new businesses, whilst supporting the growth and retention of existing businesses	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use? Safeguard existing town centres? Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No No										
	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector?	No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA			
IIA2 Employment: To create greater employment opportunities and her value jobs for all ages across the whole borough	Encourage developers to demonstrate how they are investing in skills and employing local people?	No	IVA	NyA	N/A	NyA	NyA	Neutral	objective. Therefore a neutral effect is predicted.			
IIA3 Accessibility:	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: occlusation facilities? or acquaration facilities? oheelth services? Increase the delivery of new or enhanced community and health facilities?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
etail facilities, general community facilities and creational resources (including open spaces and sports facilities)	Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development? Ensure local facilities have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity? Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No										
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children? We design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?		N/A	N/A	N/A	N/A	N/A	Uncertain	It is unclear whether the alternative supports the achievement of objective IIA4 as a lack of policy removes the ability of the council to set expectations for development		Mitigation: Ensure policies that address access to open space (e.g.: Policy GI2 Open Space)	
IIA4 Health and Wellbeing: hable residents to lead a healthy, good quality life	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities? Increase and improve opportunities for active travel including walking and cycling? Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities? Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space2. Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No No No No No No No No No No No No No N							and the protection of Special Character Areas. As a result, a lack of control through planning policy may lead to degradation of areas of special character, including those which are areas of open space. It is uncertain whether this could lead to reduced access to currently identified areas of special character, which could affect healthy lifestyles. Therefore, an uncertain effect is identified.		Specifically address access to open space in Special Character Areas.	
	Ensure all representative groups will be consulted and engaged with? Ensure all representative groups will be consulted and engaged with? Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
s access to housing, which is affordable, and meets needs of all residents including the elderly, families	Provide a range of different sized housing sites in order to maintain a stable supply and five year land supply of deliverable sites? Provide a range of different sized housing sites in order to maintain a stable supply and five year land supply of deliverable sites?	No										
IIA6 Sustainable Travel: reduce the need to travel and promote sustainable ravel habits including walking, cycling and public	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	No										
IIA7 Air, Light and Noise Pollution: ninimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	- No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
A8 Minimising Contributions to Climate Change: o reduce the borough's contribution towards the emission of climate change gases	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No No No No No No No No No No No No No N	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA9 Adaptation to Climate Change: apt to the effects of climate change including flood k, extreme weather and reduced water availability	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area?	No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA10 Biodiversity: feguard and enhance biodiversity and geodiversity	Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Achieve biodiversity net gain (BNG) in new developments? Provide new or improved access to greenspaces? Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)? Protect sites of geological importance?	No No Yes Yes No No No	Direct	Medium	Medium/L ong	Borough Wide	Permanent/Reve rsible	Minor Negative	The alternative does not support the achievement of objective IIA10 as a lack of policy removes the ability of the council to set expectations for development and the protection of Special Character Areas. As a result, opportunities to increase the appreciation of, or public access to, areas of special character are unlikely to be managed effectively. As these areas provide substantial tree cover and open/natural land, a lack of management from policy is likely to cause degradation of areas of special character, through harm to biodiversity. Local plan policy G13 Biodiversity would control development in terms of protecting and enhanicing biodiversity through a biodiversity net gain of 20%. However, without a special character area policy, a potential minor negative effect is identified because it may not necessarily protect the specific biodiversity within the special character areas, that contribute to their designation.		Mitigation: Ensure policies that address biodiversity (e.g.: Policy Gi3 Biodiversity) specifically address access to/enhancement of biodiversity in Special Character Areas.	
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings? Maintain and enhance access to cultural heritage assets? Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	Yes Yes Yes	Direct	Medium	Medium/L ong	Borough Wide	Permanent/Reve rsible	Minor Negative	The alternative does not support the achievement of objective IIA11 as a lack of policy removes the ability of the council to set expectations for development and the protection of Special Character Areas. A lack of management from policy is likely to cause degradation of areas of special character, through development that harms		Mitigation: Ensure policies that address heritage assets (e.g.: Policy HE1 Heritage Assets) specifically address heritage assets in Special Character Areas.	

heritage assets (including known and unknown	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No			1				heritage assets. Local plan policy HE1 Heritage Assets would protect and enhance			
archaeological sites) and their settings and where	Improve the condition of the historic environment?	No							heritage assets across the Borough. However, without a special character area policy, a			
appropriate improve the quality of the built	Encourage heritage led regeneration?	No			1				potential minor negative effect is identified as existing policies may not necessarily			
environment		No			1				protect the specific heritage assets within special character areas, that contribute to			
	Help provide solutions to those assets on the Heritage at Risk register?								their designation.			
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Medium	Medium/L	Borough	Permanent/Reve	Minor Negative	The alternative does not support the achievement of objective IIA12 as a lack of policy		Mitigation: Ensure policies that address protected	
	Promote high quality and contextually successful design?	No			ong	Wide	rsible		removes the ability of the council to set expectations for development and the		views and character (e.g.: Policy GR5 View	
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes			1				protection of Special Character Areas. A lack of management from policy is likely to		Management) specifically address	
	Protect sensitive areas and protected views?	Yes			1				cause degradation of areas of special character, through development that		landscape/townscape attributes in Special	
		No							substantially harms an area of special character or its setting. This includes those that		Character Areas.	
IIA12 Landscape and Townscape:					1				would have an impact on the protected views to and from areas of special character.			
To conserve and enhance the borough's landscape and					1				Local plan policy GR5 View Management would control development in terms of			
townscape character									protecting and enhancing views across the Borough. However, without a special			
	Safeguard landscape and townscape features such as trees?				1				character area policy, a potential minor negative effect is identified as existing policies			
					1				may not necessarily protect the specific landscape/townscape attributes within special			
					1				character areas, that contribute to their designation.			
									character areas, that contribute to their acsignation.			
		No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA			
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?		.,,,,	14/1	,	,	,	i i cuciui	objective. Therefore a neutral effect is predicted.			
	Avoid development of greenfield land?	No										
IIA13 Soils and Water:	Promote the efficient use of minerals?	No										
To minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution?	No										
protection of natural resources including greenfield	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No										
land, soil and minerals resources	in new developments?				1							
ianu, son anu minerais resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No										
	groundwater and water bodies?				1							
		No										I
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?											
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA	_		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No							objective. Therefore a neutral effect is predicted.			
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No										
	Safeguard existing waste management sites?	No										
·					•	•					·	

Significant Negative and Uncertain Effects

| IA4: It is unclear whether the alternative supports the achievement of objective IIA4 as a lack of policy removes the ability of the council to set expectations for development and the protection of Special Character Areas. As a result, a lack of control through planning policy may lead to degradation of areas of special character, including those which are areas of open space. It is uncertain whether this could lead to reduced access to currently identified areas of special character, which could affect healthy lifestyles.

Therefore, an uncertain effect is identified.

Potential Cumulative Effects Identified

Mitigation

IIA4:Mitigation: Ensure policies that address access to open space (e.g.: Policy GI2 Open Space) specifically address access to open space in Special Character Areas.

IIA10:Mitigation: Ensure policies that address biodiversity (e.g.: Policy GI3 Biodiversity) specifically address access to/enhancement of biodiversity in Special Character Areas.

IIA11:Mitigation: Ensure policies that address heritage assets (e.g.: Policy HE1 Heritage Assets) specifically address heritage assets in Special Character Areas.

IIA12:Mitigation: Ensure policies that address protected views and character (e.g.: Policy GR5 View Management) specifically address landscape/townscape attributes in Special Character Areas.

Policy/Alternative name	GR10 Infill and Backland Sites, Back Gardens and Amenity Areas: Alternative 1
Chapter	Chapter 02: High Quality Growth
Policy/alternative description	This alternative is for no policy option to be implemented.
Assumptions Made	It is assumed that development relating to infill and backland sites, back gardens and amenity areas would not be widespread across the Borough, and would result in a low number of
·	proposals for development.

	proposais for development.											
	IIA framework								Assessment	-		
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
	development?								of the IIA objective. Therefore a neutral effect is predicted.			
	Support the provision of world class infrastructure and connectivity?	No No	_									
	Support flexible working practices? Protect and retain an adequate supply of employment floor space to address business needs?	No.	-									
IIA1 Economy:	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No.	-									
To deliver economic growth and support the creation of	Emiliance the mainty and material of commentation by recalling and providing additional most space for commentation											
new businesses, whilst supporting the growth and retention of existing businesses	Safeguard existing town centres?	No										
retention of existing businesses	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
	Improve existing shopping facilities within town centres and neighbourhood parades?	No										
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No										
	Roor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No	-									
	Create new jobs in high value sectors, including in the green sector?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
	create new jobs in high value sectors, including in the green sector:	140	14/2	11/2	14/2	I IV/A	11/2	INCULIAN	of the IIA objective. Therefore a neutral effect is predicted.			
IIA2 Employment:									,			
value jobs for all ages across the whole borough	Encourage developers to demonstrate how they are investing in skills and employing local people?	NO NO										
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
	including:	NO.	N/A	IN/A	IN/A	IN/A	N/A	Neutrai	of the IIA objective. Therefore a neutral effect is predicted.			
	oeducation facilities?								or the involuteure. Therefore a neutral effect is predicted.			
	orecreation facilities?											
	ohealth services?											
IIA3 Accessibility:	Increase the delivery of new or enhanced community and health facilities?	No.										
To improve local accessibility to healthcare, education, retail facilities, general community facilities and	Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities?	No.										
recreational resources (including open spaces and	Ensure local facilities have capacity to accommodate proposed development?	No.										
sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age.	No										
]	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No										
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	No.										
	who are disabled, elderly, families with children?		n: .									
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	Yes	Direct	Low	Medium/L ong	Borough Wide	ersible	Minor Negative	The alternative does not supports the achievement of objective IIA4 as a lack of policy means that the provision of sufficient private			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	No.			Ulig	wide	ersible		garden/amenity space for proposal sites and any donor property is			
	and recreation facilities?								not guaranteed for developments. Therefore, a potential minor			
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	No							negative effect is recorded.			
Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No										
Znane residents to lead a nearthy, good quanty me												
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No.	-									
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes No	-									
	Ensure all representative groups will be consulted and engaged with?	No.										
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct	Low	Medium/L	Borough	Permanent/Irrev	Minor Positive	The alternative (not policy) may result in more development of infill,			
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No			ong	Wide	ersible		backland sites, [non-designated] open space, garden land and garage			
									sites for housing which would support this IIA objective, although			
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs?	No							delivery may not be in line with the Strategic Housing Policy 03 in			
	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	HN o							terms of location and sizes. A potential minor positive effect is			
has access to housing, which is affordable, and meets	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Voc	-						recorded.			
with children and other vulnerable groups	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	i es										
	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes										
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
	of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	No							of the IIA objective. Therefore a neutral effect is predicted.			
IIA6 Sustainable Travel:	Encourage intensincation in existing residential areas in the most accessible locations within the borough?	NO NO										
To reduce the need to travel and promote sustainable	Improve existing cycling and walking network and provide new routes?	No										
travel habits including walking, cycling and public	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No										
transport usage.												
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No										
	communications infrastructure?	No	A1/*	N1/4	N1/2	N/2	11/4	No. 1	The alternative neither growth and determine			
1147 At 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result		N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure	venicular movement and commercial activities, either through their location or through causing a further deterioration as a resur- of new development?								or are an objective. Therefore a neutral effect is predicted.			
that future growth does not lead to the further	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
deterioration of environmental conditions												
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
HAS Minimising Contributions to Climate Char	heat networks) in line with the London Plan (2021)?		,	,	.,	,			of the IIA objective. Therefore a neutral effect is predicted.			
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the	Support the shift towards usage of electric and ultralow emissions vehicles?	No										
emission of climate change gases	Promote a low carbon local economy?	No										
20000	Ensure new developments are energy efficient?	No										
-	Minimise greenhouse gas emissions?	No.	NI/A	N1 / 8	NI/A	NI/A	NI/A	Noutral	The alternative neither granests new detrects from the action		+	
IIA9 Adaptation to Climate Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	no .	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
Adapt to the effects of climate change including flood	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No							2. 2.2 Objective. Therefore a ficulture effect is predicted.			
risk, extreme weather and reduced water availability	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No										
	across the borough and within the wider area?											
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	Development of infill, backlands sites etc could have a potentially			
	Conserve, enhance and repair nationally and locally designated wildlife sites?	No.							negative effect on biodiversity through loss of habitats however,			
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing RAP priority species and habitats?	No.							policy GI3 Biodiversity provides mitigation through requiring			
To safeguard and enhance biodiversity and geodiversity		No.							biodiversity net gain from all development proposals. Therefore a neutral effect is predicted.			
and improve connectivity between, and access to, green	Provide new or improved access to greenspaces?	No							needed. Circle is predicted.			
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No										
1	borough)?											
	Protect sites of geological importance?	No										
	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
IIA11 Historic Environment: To conserve and enhance the historic environment,	Maintain and enhance access to cultural heritage assets? Ensure that new development uses existing historic character and heritage significance to guide new development and respond	No.							of the IIA objective. Therefore a neutral effect is predicted.			
heritage assets (including known and unknown	Ensure that new development uses existing historic character and heritage significance to guide new development and respondappropriately to local character, townscape and context?	110										
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No										
			_				. '		•	•	•	•

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appropriate improve the quality of the built	Improve the condition of the historic environment?	No.	1	I	1					
environment	Encourage heritage led regeneration?	No.	i							
		No No	1							
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Low	Medium/L	Borough	Permanent/Irrev	Minor Negative	The alternative does not support the achievement of objective IIA12	
	Promote high quality and contextually successful design?	Yes	Direct	"	ong	Wide	ersible	inor recgulive	as a lack of policy relating to proposals for infill, backland sites, [non-	
ı		No.	1		Ulig	wide	ersible		designated] open space, garden land and garage sites means that	
IIA12 Landscape and Townscape:	Avoid development of dreen sent and wetropontan open tand winch would have a negative visual impact:	No.	1							
nserve and enhance the borough's landscape and	14 of the constitute areas and protected views?	No	1						they might not be of high-quality design, and thus may be developed at an inappropriate scale and intensity. Therefore, a potential minor	
townscape character	Safeguard landscape and townscape features such as trees?	NO							negative effect is recorded.	
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No.	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	
		No	1							
IIA13 Soils and Water:		No	1							
minimise water and soil pollution and ensure		No.	1							
ection of natural resources including greenfield	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No.								
land, soil and minorals resources	in new developments?									
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	No								
		No]							
-	Encourage new developments to provide adequate space for waste conscration?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	
IIA14 Waste:		No	IV/A	IN/A	IN/A	IV/A	IV/A		of the IIA objective. Therefore a neutral effect is predicted.	
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No.	t l						or are in suggested. Therefore a neutral effect is predicted.	
		No.	1							
	Journage of the Control of the Contr	NO								
				Significant Ne						
				2: 16		**************************************				
				Signif	ificant Positiv	e Effects				
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Policy/Alternative name	GR10 Infill and Backland Sites, Back Gardens and Amenity Areas: Alternative 2
Chapter	Chapter 02: High Quality Growth
Policy/alternative description	This alternative is for a more permissive policy option to be implemented.
	it is assumed that development relating to infill and backland sites, back gardens and amenity areas would not be widespread across the Borough, and would result in a low number of
	proposals for development. It is assumed that the alternative would be a more permission verison of the preferred policy.

	UA Ferromet											
	IIA framework	Assassment Question	Direct			Spatial	Dormanones /		Assessment	Potential for		
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
	Support the provision of world class infrastructure and connectivity?	No]									
	Support flexible working practices?- Protect and retain an adequate supply of employment floor space to address business needs?	No.	-									
IIA1 Economy: To deliver economic growth and support the creation of	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No										
new businesses, whilst supporting the growth and	Safeguard existing town centres?	No.	-									
retention of existing businesses	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment-	No.	-									
	floor space?		_									
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
IIA2 Employment:	deate new jobs in high tode sectors, including in the green sector.		14/1	,	14/1	.,,,	,	110000	of the IIA objective. Therefore a neutral effect is predicted.			
To create greater employment opportunities and higher	Encourage developers to demonstrate how they are investing in skills and employing local people?	No	1									
value jobs for all ages across the whole borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	No.	N/A	N/A	N/A	N/A	N/A	Uncertain	Proposals for infill, backland sites, [non-designated] open space,		Mitigation: the policy needs to incorporate a	
	including:								garden land and garage sites will be supported where the		consideration of accessibility into the more	
	oeducation facilities? orecreation facilities?								development is accessible to all. The policy will also support the provision of housing in the Borough. However, a more permissive		permissive policy.	
	ohealth-services?-		_						policy may lead to development in areas where delivery of housing is			
IIA3 Accessibility: To improve local accessibility to healthcare, education,	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No.							not preferred (e.g.: the suburban area) and therefore may lead to an over development of homes in certain areas. This may lead to issues			
retail facilities, general community facilities and	Increase education facility provision for children with learning disabilities?	No							with access to local community facilities (education, health), as			
recreational resources (including open spaces and sports facilities)	Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No.	- I						supporting infrastructure has not been provisioned for. Therefore, an uncertain effect is recorded.			
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No	-									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	Yes	1									
	who are disabled, elderly, families with children? Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Vec	Direct	Low	Medium/L	Borough	Permanent/Irrev	Minor Positive	The policy supports the achievement of objective IIA4 as proposals			
	quality of life and community cohesion?	i es	_ birect	LOW	ong	Wide	ersible	WIIIIOI FOSILIVE	for gap sites located in an established street scene will be supported			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	No							where they ensure sufficient private garden / amenity space is provided for both the proposal site and any donor property.			
	Increase and improve opportunities for active travel including walking and cycling?	No							Proposals that are located on backland sites will be supported where			
IIA4 Health and Wellbeing:	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No.							they ensure secure by design measures have been addressed, and			
Enable residents to lead a healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No							proposals for new housing on non-designated open space will be supported where they ensure highway safety is maintained.			
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes No	- 1						Therefore, due to the provision of private amenity areas and the implementation of secure measures, a potential minor positive effect			
	Encourage the protection of anotherity and encourage the definer of their spaces to grow room.	No.	1						is recorded.			
	Ensure all representative groups will be consulted and engaged with?											
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	Proposals for infill, backland sites, [non-designated] open space,		Mitigation: the policy needs to incorporate a	
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No.							garden land and garage sites will assist in the delivery of homes across the Borough [Strategic Housing Policy 03]. However, a more		consideration of local housing need into the more permissive policy.	
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs?	No	1						permissive policy may lead to development in areas where delivery of		,	
To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)?	- No							housing is not preferred (e.g.: the suburban area) and therefore may lead to an over development of homes in certain areas. Therefore,			
the needs of all residents including the elderly, families	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes	7						an uncertain effect is recorded.			
with children and other vulnerable groups	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?											
	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	1									
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes-	No	N/A	N/A	N/A	N/A	N/A	Uncertain	The alternative highlights that proposals for gap sites and backland		Mitigation: the policy needs to incorporate a	
	of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	No	-						sites will be supported where appropriate bike storage can be provided. Provision of bike storage should encourage residents to		consideration of accessibility and sustainable transport into the more permissive policy.	
IIA6 Sustainable Travel:	Encourage intensincation in existing residential areas in the most accessible locations within the borough:	100							utilise active methods of travel such as cycling more often. However,		transport into the more permissive policy.	
To reduce the need to travel and promote sustainable travel habits including walking, cycling and public	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes No	- 1						a more permissive policy may lead to development in areas where active methods of travel, including public transport, are less			
transport usage.	merease and improve opportunities to access poolic transport inclouning where there are existing issues (such as steps):	100							accessible. Therefore, an uncertain effect is recorded.			
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	Yes	1									
IIA7 Air, Light and Noise Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul		N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
To minimise air, light and noise pollution and ensure	of new development?		4									
that future growth does not lead to the further deterioration of environmental conditions	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No.										
accession of environmental conditions												
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
									of the IIA objective. Therefore a neutral effect is predicted.			
IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles?	No	⊣ I									
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy?	No.				1						
To reduce the borough's contribution towards the	Support the shift towards usage of electric and ultralow emissions vehicles?	110										
To reduce the borough's contribution towards the emission of climate change gases	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change:	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change:	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a-low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure.	No No	N/A	N/A	N/A	N/A	N/A	Neutral				
To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area?	No No	N/A Direct				N/A Permanent/Reve		of the IIA objective. Therefore a neutral effect is predicted.			
To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a-low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites?	No No No No No No No No No No No No No N		N/A Low	N/A Medium (10yrs)	N/A Borough Wide	·		of the IIA objective. Therefore a neutral effect is predicted. The policy supports the achievement of objective IIA10 as proposals for Infill, backland sites, [non-designated] open space, garden land			
To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability IIA10 Biodiversity:	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a-low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure- across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair natural and semi natural habitats?	Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne N			Medium	Borough	Permanent/Reve		of the IIA objective. Therefore a neutral effect is predicted. The policy supports the achievement of objective IIA10 as proposals for Infill, backland sites, [non-designated] open space, garden land and garage sites will only be supported where they ensure a			
To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and seed in proper or connectivity had become	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure- across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Achieve biodiversity net gain (BNG) in new developments?	No. No. No. No. No. No. No. No. No. No.			Medium	Borough	Permanent/Reve		of the IIA objective. Therefore a neutral effect is predicted. The policy supports the achievement of objective IIA10 as proposals for Infill, backland sites, [non-designated] open space, garden land and garage sites will only be supported where they ensure a satisfactory quantum and quality of landscaping, which creates biodiversity enhancements. Therefore, a potential minor positive			
To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green sanes and functional habitates.	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Ensure new development of new green infrastructure which creates a connected network of green and blue infrastructure excess the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair natural and semi natural habitats? Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Achieve biodiversity net gain (BNG) in new developments? Provide new or improved access to greenspaces?	Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne N			Medium	Borough	Permanent/Reve		of the IIA objective. Therefore a neutral effect is predicted. The policy supports the achievement of objective IIA10 as proposals for Infill, backland sites, [non-designated] open space, garden land and garage sites will only be supported where they ensure a satisfactory quantum and quality of landscaping, which creates			
To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitates.	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Ensoure new development of new green infrostructure which creates a connected network of green and blue infrastructure across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair national and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Achieve biodiversity net gain (BNG) in new developments? Provide new or improved access to greenspaces? Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No. No. No. No. No. No. No. No. No. No.			Medium	Borough	Permanent/Reve		of the IIA objective. Therefore a neutral effect is predicted. The policy supports the achievement of objective IIA10 as proposals for Infill, backland sites, [non-designated] open space, garden land and garage sites will only be supported where they ensure a satisfactory quantum and quality of landscaping, which creates biodiversity enhancements. Therefore, a potential minor positive			
To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green sares and functional babitates.	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Ensure new development of new green infrastructure which creates a connected network of green and blue infrastructure eress the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Achieve biodiversity net gain (BNG) in new developments? Provide new or improved access to greenspaces? Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No. No. No. No. No. No. No. No. No. No.	Direct		Medium (10yrs)	Borough Wide	Permanent/Reve rsible	Minor Positive	of the IIA objective. Therefore a neutral effect is predicted. The policy supports the achievement of objective IIA10 as proposals for Infill, backland sites, [non-designated] open space, garden land and garage sites will only be supported where they ensure a satisfactory quantum and quality of landscaping, which creates biodiversity enhancements. Therefore, a potential minor positive			

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IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No	1 1		1 1		l 1		of the IIA objective. Therefore a neutral effect is predicted.	I	1
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No	1								
heritage assets (including known and unknown	appropriately to local character, townscape and context?										
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1								
appropriate improve the quality of the built	Improve the condition of the historic environment?	No.	1		1 1						
environment	Encourage heritage-led regeneration?	No	1								
	Help provide solutions to those assets on the Heritage at Risk register?	No	1								
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Medium	Medium/L	Borough	Permanent/Irrev	Significant Negative	It is assumed that in this alternative, proposals for infill, backland	Mitigation: a more restrictive policy to ensure that	
	Promote high quality and contextually successful design?	Yes			ong	Wide	ersible		sites, [non-designated] open space, garden land and garage sites will	development is focused in areas that does not	
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No							only be supported if they are of high-quality design, more specifically	impact on the character of the area.	
	Protect sensitive areas and protected views?	No							if they are of appropriate scale and intensity. However, a more		
IIA12 Landscape and Townscape:		No							permissive policy may mean that there are more proposals, they		
To conserve and enhance the borough's landscape and					1 1				could be less appropriately located, and subsequently may result in a		
townscape character					1 1				level of change that the suburban areas of Harrow are not able to		
	Safeguard landscape and townscape features such as trees?				1 1				comfortably adapt to. Therefore, a potential significant negative		
					1 1				effect is recorded.		
			L								
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement		
			1 1						of the IIA objective. Therefore a neutral effect is predicted.		
	Avoid development of greenfield land?	NO 	1 1		1 1						
IIA13 Soils and Water:	Promote the efficient use of minerals?	NO No	1								
To minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution?	NO	1 1		1 1						
protection of natural resources including greenfield	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	NO NO			1 1						
	in new developments? Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No.	1 1								
	protect groundwater and surrace water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	NO.			1 1						
	groundwater and water bodies?	N-	1 1								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	NO NO			1 1						
		· ·							m		
	Encourage new developments to provide adequate space for waste separation?	res	Direct	Low	Medium		Permanent/Reve	Minor Positive	The policy supports the achievement of objective IIA14 as proposals		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	NO.	1		(10yrs)	Wide	rsible		for gap sites and backland sites will be supported where appropriate		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	NO No	 						waste servicing and storage can be provided. Therefore, a potential		
	Safeguard existing waste management sites?	NO .							minor positive effect is recorded.		
			\Box								

Significant	Negative	and Unce	rtain Effe	rts

Significant Negative and Uncertain Effects

IIA3: Proposals for infill, backland sites, [non-designated] open space, garden land and garage sites will be supported where the development is accessible to all. The policy will also support the provision of housing in the Borough. However, a more permissive policy may lead to development in areas where delivery of housing is not preferred (e.g.: the suburban area) and therefore may lead to an over development of homes in certain areas. This may lead to issues with access to local community facilities (education, health), as supporting infrastructure has not been provisioned for. Therefore, an uncertain effect is recorded.

IIA5: Proposals for infill, backland sites, [non-designated] open space, garden land and garage sites will assist in the delivery of homes in certain areas. Therefore, an uncertain effect is recorded.

IIA6: The alternative highlights that proposals for gap sites and backland sites will be supported where appropriate bike storage can be provided. Provision of bike storage should encourage residents to utilise active methods of travel, including public transport, are less accessible. Therefore, an uncertain effect is recorded.

Potential Cumulative Effects Identified

Mitigation

IIA3:Mitigation: the policy needs to incorporate a consideration of accessibility into the more permissive policy.

IIA5:Mitigation: the policy needs to incorporate a consideration of local housing need into the more permissive policy.

IIA6:Mitigation: the policy needs to incorporate a consideration of accessibility and sustainable transport into the more permissive policy.

IIA12:Mitigation: a more restrictive policy to ensure that development is focused in areas that does not impact on the character of the area.

Policy/Alternative name
Chapter Chapter O4: Housing
This would result in the inclusion of a housing requirement of 24,266 dwellings (1213 units per annum) between 2020-41.

Assumptions Made Assumed that the sub-sections of Strategic Policy 03 would apply to this policy, for example, the need for gypsy and traveller provision.

March Marc		IIA framework								Assessment			
Marie Mari			Assess										
Marie Mari				Discret/			Constint	B/			Potential for		
March Marc	A objective	Assessment Questions		Indirect	Magnitude	Duration	Spatiai Extent	Reversibility	Significance	Description of potential effects		Mitigation	Enhancement
Manual M											effects?		
Marie			ed in?										
March Marc		Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic	No	N/A	N/A	N/A	N/A	N/A	Uncertain		1		
Ministry Ministry		Support the provision of world class infrastructure and connectivity?	No										
Marian Color Mari		Support flexible working practices?	1.10							use areas/uses for delivering additional housing, hence an uncertain effect ha			
Marked Park	·		No No							been recorded.			
Company Comp		elimine die Main, and Mount, of Commenters, of Teathing and providing additional moof space to Commenter acc.											
Manual Part Manual Part			1.10										
Mary Mary		Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employments	res										
March Control Contro			No										
State Section Properties of Properties Properties		Support the redevelopment / intensification of existing employment land to provide additional and high quality employment florenace?	or No										
Company Comp		Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes										
Note 1		Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral		No		
Marie Mari		5 and the second	N.							objective. Therefore a neutral effect is predicted.			
See all and controlled to the control of the contro	jobs for all ages across the	Encourage developers to demonstrate how they are investing in skills and employing local people?	No										
INCLUDE TO STOCK TO S	whole borough												
Set Control 1975 Well Control 1			res	indirect	LOW		Localised				1		
Manual State Manu		oeducation facilities?				, ,				change of use to provide supporting services and facilities. Sites should also b	e		
Second containable to the Cont	IIA3 Accessibility:										1		
To Notice to contain the properties of the prope	To improve local accessibility to		No										
The Procession of Section 1 for the Section 1 fo			No										
account of fulful to strain the company of the comp			Yes										
The control of the co			No										
This is described to the first and source region and source and source are approximate for an account of the source of the sourc	and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
And a ward of which the process of the common and t			No										
Use companies the extraction of the least of the companies and the least of the companies and the least of the companies and the least of the least			Yes										
Head total to and Webbies Enable recognishments to face the control of the contro			No	Yes	Low	Medium	Localised	Permanent/Reve	Minor	The alternative sets out criteria for the regeneration of estates, which could	No		
In Market 1 Protection of the Control and Vision Protection of the Control and Vision Protection of the Control and Vision Protection of the Control and Vision Protection of the Control and Vision Protection of the Control and Vision Protection of the Control and Vision Protection of the Control and Vision Protection of the Control and Vision Protection Protection of the Control and Vision Protection Pro								rsible	Positive				
Land A would will work before the control of a control of			- No										
pushes, policy quality for the control of the contr	IIA4 Health and Wellbeing:		Yes										
Every service state accounts to group and the service service state of the part of the merity special of the part of the service service state of the part of the service serv		Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No										
Exercise the context of information repeats and exercise for a positive different state of coast expects of all primers to the context of a straight of the coast	nealtny, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No										
In Max Sociality To distinct a range of classification from the delivery of the right of distinction from the classification for the cla		Increase provision of private amenity space?	-										
MAX Housing: To deliver a range of heroids the surveille of a feet to the feet feet of the plant are of nones; because the surveille of the plant are of nones; because the surveille of the plant are of nones; because the surveille of the plant are of nones; because the surveille of the plant are of nones; because the surveille of the plant and the possible of the plant are of nones; because the surveille of the plant and the possible of the surveille of the plant and the possible of the plant are of nones; because the surveille of the plant and the possible of the possible of the plant and the possible of the plant and the possible of the plant and the possible of the plant and the possible of the plant and the possible of the plant and the possible of the plant and the possible of the plant and the possible of the possible of the plant and the possible of the plant and the possible of the possible o			$\overline{}$										
To define a stranger flouring state and course comparison and course or stranger flouring state and course comparison and course or stranger of state and course comparison and course or stranger of state and course comparison and course or stranger of state and course comparison and course or state and course comparison and course or stranger of state and course comparison and course or state and course comparison and course or state and course comparison and course or state and course comparison and course of an angering exposition and more with special research transport usage. **To define and course or state and course comparison and course or state and course comparison and course or state and course course and families and course or state and course or state and course course of an angering exposition and more with special research them as course and pulse or state and course or state an			Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	There is potential for a positive effect IIA5 for this alternative, as it aims to	No		
The state of the course and state of the course and state to meet the description enced. The state of the course and state of the course of t	IIA5 Housing:	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes									I	
cross to boulse, which is firstfulls, and most be derived y minime for a fair range of subdest accommodated in solding the control of the property of the prop		Provide affordable homes of the tenure and size to meet the identified needs?	Yes									commit in the 24,200 dwelling target is deliverable.	
The contraction of the contraction of regions in concrease the delivery of homes built to accessible and adaptable standards (e.g. Part Mof Building regulations 2010) to address, which will develop the contraction of a range of use for conjugations and state of the contraction o			Yes								d		
the needs of a range of users/scorpants; such as those with disabilities, wheel chair users and families with clifforn? Frontide a range of different sized bousing sites in order to maintain a stable supply and five-year land supply of deliverable sizes? Yes Frontide a range of different sized bousing sites in order to maintain a stable supply and five-year land supply of deliverables sizes? Yes Frontide a range of different sized bousing sites in order to maintain a stable supply and five-year land supply of deliverables sizes? Yes IAG Sustainable Travel: IAG			Yes										
and other vulnerable groups Frozer or arrage of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sizes? Yes Figure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes The arrange intersellication in existing residential areas in the most accessible distance to facilities, services and jobs via the use of sustainable modes The arrange intersellication in existing residential areas in the most accessible distance to facilities, services and jobs via the use of sustainable modes The arrange intersellication in existing residential areas in the most accessible distance to facilities, services and judgment areas with the borough? The arrange intersellication in existing residential areas in the most accessible distance to facilities, services and judgment areas with the distance of a certain promotes accessible provided intervents and thus driving and within facilities with the desired of existing transport interval and promote sustainable travel and promote sustainable													
Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? IAA Ar, Light and Noise Pollution: To minimise sir, light and noise pollution required for safety and ones pollution movement and commercial activities, either through the following and grant for pollution movement and commercial activities, either through the following and grant for pollution movement and commercial activities, either through the following and grant for pollution movement and commercial activities, either through the following and grant for pollution movement and commercial activities, either through the following and grant for pollution with a special movement and commercial activities, either through the following and pollution and commercial activities, either through the following and pollution and commercial activities, either through the following and pollution and commercial activities, either through the following and pollution and commercial activities, either through the following a further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of the further deterioration of a sustainable modes of transport the size savailable for development and active the further deterioration of the size and pollution with a substantial pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and pollution within the size and poll		Provide a range of different cized housing sites in order to maintain a stable supply and five year land supply of deliverable sites	Voc							within the existing built-up area of the Borough.			
of transport? Exportage intensification in existing residential areas in the most accessible locations within the borough? IAS Sustainable Travel: Incorrage intensification in existing residential areas in the most accessible locations within the borough? No reduce the need to travel and profite statishable travel wabits including walking, cycling and public transport usage. Incorrage intensification in existing residential development in areas with good existing transport links and severices (eg: within 800m of town centre and tube/rall single travel within 160x sins with a PTAL 3-6), However, there is a piker brough great events and tube/rall single travel within 160x sins with a PTAL 3-6). However, there is a piker brough great events and tuber/rall single travel in some uncertainty in existing urban area and whether this may have communications with a PTAL 3-6). However, there is a piker brough great events and tuber/rall single travel in some second events and uncertainty in existing urban area and whether this may have communicated within the existing urban area and whether this may have communicated within the existing urban area and whether this may have communicated within the existing urban area and whether this may have communicated activities, either through their location or through causing a further deterior ation as a result of new development and commercial activities, either through their location or through causing a further deterior ation as a result of new development (2,256 sheelings) pour the plan period whether this may have chert are currently lower levels of pollution seeds and the pollution around with the seeds are currently lower levels of pollution around with the seeds are currently lower levels of pollution around with the seeds of the seeds of the seeds are currently lower levels of pollution seeds ignificant negative effect has been recorded. We will be dependent on the location and design measures taken at each size to minimize air, noise and light pollution by keeping exte		Tropice a range of univerent sized housing sites in order to maintain a stable supply and live-year iand supply of deliverable sites	1162										
Enougage interification in existing residential areas in the most accessible locations within the borough? Ves Improve existing severe existing severe existing severe existing severe existing interior existing severe			Yes	N/A	N/A	N/A	N/A	N/A	Uncertain		1		
Interprete existing enging and walking network and provide new routes? No promote sustainable travel transport usage. Interprete existing enging and walking eventure to travel and public transport usage. Interprete existing communities are not always and public transport usage. Interprete existing communities are not always and existing urban are and walking urban are and urban are and walking urban are and walking urban are and walking urban are and walking urban are and urban are and walking urban are and urban are a			Yes										
To reduce the need to travel and formorte sustainable travel montes sustainable travel manufacturities are not adversely affected by poor air quality and noise pollution in Comminise air, light and Noise Pollution: To minimise air, light and Noise Pollution: To minimise air, light and noise boolution and ensure that future growth does not lead to the further deterioration of easing that the further deterioration of t										residential development in areas with good existing transport links and			
relation to whether a higher housing requirement can be accommodated within the existing urban area and whether this may result in some development in less accessible locations to local facilities, services, jobs or if more dispersed patterns of development may be required. This may have some impact on use accessible locations to local facilities, services, jobs or if more development may be required. This may have some impact on use accessible locations to local facilities, services, jobs or if more development may be required. This may have some impact on use of sustainable modes of transport hence an uncertain effect has been recorded. Into Air, Light and Noise Pollution: To minimise air, light and noise pollution in lead to the further deterioration of the work of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Yes pollution: To minimise air, light and noise pollution: To minimise air, light and noise pollution: To minimise air, light and noise pollution will not acceptable for the development (24,266 dwellings) over the plan period vericular movement and commercial activities, either through their location or through causing a further deterioration as a result of noise and light pollution around Weald Woods. It is likely that a higher quantum will lead to greater pollution in the sites available for development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Yes defined. **Wide Permanent/Irrev variety and noise pollution with the existing urban area and whether this may required. This may have some impact on use and sustainable modes of transport hence an uncertain effect has been recorded. **Wide Interval the sustainable modes of transport hence an uncertain effect has been recorded. **Negative variety and the sustainable mode of whether higher housing requirement and exercising urban hence an uncertain effect has been recorded. **Negative variety			No No										
habits including walking, cycling and public transport usage. Semantic transport usage. Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing Pollution: 1A7 Air, Light and Noise Pollution: To minimise air, light and noise solution and ensure that future growth does not lead to the future error than to the future regrowth does not lead to the future regrowth regression and regression regression and regression regrowth regression and regression regrowth regression for development and	promote sustainable travel												
Ensure new and existing communities are not adversely affected by poor air quality and noise pollution increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of the deterioration of the further deterioration of the further deterioration of the further deterioration of the development may be required. This may have some impact on use of sustainable modes of transport hence an uncertain effect has been recorded. A higher quantum of development (24,266 dwellings) over the plan period could contribute to air, noise and light pollution, particularly in areas where there are currently lower levels of pollution such as light pollution such as light pollution and ensure that future growth does not lead to the further deterioration of the development and design of development (24,266 dwellings) over the plan period could contribute to air, noise and light pollution, particularly in areas where there are currently lower levels of pollution such as light pollution such as light pollution such as light pollution such as light pollution by the dependence of the development and design of		Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No										
Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of further deterioration of the further deterioration of the contraction	and public transport usage.	communications infrastructure:											
Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration of pollutions: Inary In provide well-deprehended in the further deterioration of few developments and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? Inary In provide well-deprehended in the further deterioration of the further deterioration of few further deterioration of few further deterioration of the further deterioration in the deterioration including from increasing the further deterioration of the deterioration increasing the further deterioration increasing further deterioration increasing the further deterioration of the further deterioration increasing the further deterioration increasing the further deterioration increasing the further deterioration increasing the further deterioration increasing the further deterioration increasing the further deterioration as a result of the further deterioration as a result of the further d										some impact on use of sustainable modes of transport hence an uncertain			
vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? IIA7 Air, Light and Noise Pollution: To minimise air, light and noise growth does not lead to the further deterioration of Purchase Pollution and ensure that future growth does not lead to the further deterioration of Purchase Pollution and ensure that future growth does not lead to the further deterioration of Purchase Pollution and ensure that future growth does not lead to the further deterioration of Purchase Pollution Purc										effect has been recorded.			
vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? IIA7 Air, Light and Noise Pollution: To minimise air, light and noise growth does not lead to the further deterioration of Purchage and the pollution and ensure that future growth does not lead to the further deterioration of		Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	Yes	Direct	High	Medium/I	Borough	Permanent/Irrev	Significant	A higher quantum of development (24.266 dwellings) over the plan period	Yes	Further investigations into the sites available for	
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise foundation and ensure that future growth does not lead to the further deterioration of		vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resu							_	could contribute to air, noise and light pollution, particularly in areas where		development and design measures taken at each	
levels, although it is noted that this will be dependent on the location and design of developments. Therefore, a potential significant negative effect has been identified. growth does not lead to the further deterioration of			Voc										
design of developments. Therefore, a potential significant negative effect has been identified. growth does not lead to the further deterioration of	_	nation exacer parting light poliution by keeping external lighting to the minimum required for safety and security?	1,62									nicea to be unuertakell.	
pollution and ensure that future growth does not lead to the further deterioration of										design of developments. Therefore, a potential significant negative effect has			
further deterioration of			1 1							been identified.			
	To minimise air, light and noise pollution and ensure that future			l l									
	To minimise air, light and noise pollution and ensure that future growth does not lead to the												
	To minimise air, light and noise collution and ensure that future growth does not lead to the further deterioration of												
	To minimise air, light and noise collution and ensure that future growth does not lead to the further deterioration of												

IIA8 Minimising Contributions	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	Yes	N/A	Medium	Long	Regional	Permanent/Reve	Minor	An increased quantum of development could lead to increased absolute	Yes		
to Climate Change:	heat networks) in line with the London Plan (2021)?		.,,,	···caia	(20+yrs)	, negional	rsible	Negative	emissions across the Borough, both during construction and operational			
To reduce the borough's		No			(20. 113)		ISIDIC	IVEGULIVE	phases. Therefore a potential minor negative effect has been identified.			
contribution towards the		No							phases. Therefore a potential fillion regarde effect has been definited.			
emission of climate change	'	No										
		Yes										
0			ndirect	Medium	Long	Rogional	Permanent/Irrev	Minor	It is noted within this alternative that a greater area of land would be required	No		
IIA9 Adaptation to Climate	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	res In	lairect	iviedium	Long (20+yrs)	Regional	ersible	Negative	to meet the higher quantum of development, and this could therefore	NO		
Change:					(20+y15)		ersible	ivegative	increase pressure to develop Green Belt and Metropolitan Open Land. These			
Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No							designations often provide natural flooding buffers, which may be			
change including flood risk,									removed/developed, putting future homes at risk.			
	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No							Terrioved/developed, putting luture nomes at risk.			
water availability	across the borough and within the wider area?											
			Direct	High	Long		Permanent/Irrev	Significant	The higher quantum of growth within this alternative (24,266 dwellings) will	Yes	The loss of Green Belt and Metropolitan Open Land	
IIA10 Biodiversity:		Yes			(20+yrs)	Wide	ersible	Negative	require more land for development. It is noted within the alternative that this		would be irreversible and therefore unmitigable.	
To safeguard and enhance	·	Yes							could therefore increase pressure to develop Green Belt and Metropolitan			
biodiversity and geodiversity		Yes							Open Land, if sites cannot be accomodated within existing urban areas. The			
and improve connectivity	, , , , ,	Yes							development of these designations would lead to a permanent and			
between, and access to, green	0.000	No							irreversible loss of habitats and the biodiversity they support.			
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	Yes										
	borough)?	\Box										
	Protect sites of geological importance?	Yes										
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Uncertain	It is unclear how a higher quantum of development (24,266 dwellings) over	No	Further investigations into the sites available for	
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No							the plan period could affect the historic environment. A higher density of		development would need to be undertaken.	
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No							development could erode the historic setting, with a greater number of taller			
assets (including known and	appropriately to local character, townscape and context?								buildings and fewer settlement gaps. This could be mitigated by polices such			
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No							as GR4 (Building Heights). However, the exact location, design and scale of			
and their settings and where	Improve the condition of the historic environment?	No							development is unknown, hence an uncertain effect has been recorded.			
appropriate improve the quality	Encourage heritage led regeneration?	No										
of the built environment		No										
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	INO										
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes E	Direct	Medium	Long	Borough	Permanent/Irrev	Significant	This policy encourages the development of previously developed land in	Yes	The addition of a criterion which notes that within	
IIA12 Landscape and		No			(20+yrs)	Wide	ersible	Negative	accessible locations, such as the Harrow and Wealdstone Opportunity area.		the Harrow and Wealdstone Opportunity area,	
Townscape:	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes							However, the higher quantum of growth within this alternative (24,266		development will need to consider the potential	
To conserve and enhance the	Protect sensitive areas and protected views?	No							dwellings) will require more land for development. It is noted within the		effects on MOL both through direct development	
borough's landscape and		No							alternative that this could therefore increase pressure to develop Green Belt		and surrounding development could help to	
townscape character	Coferenced landscape and tourscape features such as tours?								and Metropolitan Open Land, thus giving the potential to alter the townscape		mitigate the negative effect identified.	
townscape character	Safeguard landscape and townscape features such as trees?								and landscape features of the Borough.			
	Sock to improve or remodiate contaminated land or rouse provincely developed land which has not been extended	Yes [Direct	Low	Medium/L	Borough	Permanent/Irrev	Significant	Whilst the higher quantum of development in this alternative could lead to a	No	The loss of greenfield land would be permanent	
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?				ong	Wide	ersible	Negative	greater volume of previously developed land being redeveloped, there is a risk		and irreversible.	
IIA13 Soils and Water:	Avoid development of greenfield land?	Yes							that greenfield land will be needed in order to reach the housing target of			
To minimise water and soil	Promote the efficient use of minerals?	No							24,266dwellings. The development of such land would lead to a permanent			
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No							and irreversible loss, hence a potential significant negative effect has been			
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No							recorded.			
greenfield land, soil and	in new developments?											
minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No										
milierais resources	groundwater and water bodies?											
ĺ		No										
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?											
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA	No		
		No							objective. Therefore a neutral effect is predicted.			
		No					1		·			
10 minimise waste.												

IIA1: It is unclear how residential development will be met at a higher quantum of 24,266 dwellings. A higher housing requirement may increase the pressure to redevelop some of the existing employment uses or mixed-use areas/uses for delivering additional housing, hence an uncertain effect has been recorded.

IIA5: There is potential for a positive effect IIA5 for this alternative, as it aims to deliver 24,266 homes across Harrow. A higher housing requirement could increase opportunities to deliver additional family sized housing, affordable housing to meet the needs of an ageing population and those with specialist needs. This is above the need identified within the Borough, so could also help to meet unmet

need within the region. However, there is some uncertainty regarding if this higher quantum would be deliverable, particularly on previously developed sites within the existing built-up area of the Borough.

IIA6: This alternative prioritises development in locations which are accessible such as the Harrow and Wealdstone Opportunity area (which includes the Harrow Metropolitan and Wealdstone District Centres), as well as prioritising residential development in areas with good existing transport links and services (eg: within 800m of town centres and tube/rail stations, as well as well as prioritising residential development in areas with good existing transport links and services (eg: within 800m of town centres and tube/rail stations, as well as prioritising residential development in areas with good existing transport links and services (eg: within 800m of town centres and tube/rail stations, as well as well as well as prioritising residential development in less accessible locations to local facilities, services, jobs or if more dispersed patterns of development may be required. This may have some impact on use of sustainable modes of transport hence an uncertain effect has been recorded.

relation to whether a higher housing requirement can be accommodated within the existing urban area and whether this may result in some development may be required. This may have some impact on use of sustainable modes of transport hence an uncertain effect has been recorded.

IIA7: A higher quantum of development (24,266 dwellings) over the plan period could contribute to air, noise and light pollution, particularly in areas where there are currently lower levels, although it is noted that this will be dependent on the location and design of developments. Therefore, a potential significant negative effects

has been identified.

IIA10: The higher quantum of growth within this alternative (24,266 dwellings) will require more land for development. It is noted within the alternative that this could therefore increase pressure to develop Green Belt and Metropolitan Open Land, if sites cannot be accommodated within existing urban areas. The development of these designations would lead to a permanent and irreversible loss of habitats and the biodiversity they support.

Potential Cumulative Effects Identified

IIA3 and IIA6: This alternative encourages development to be focused into areas which have existing good access to local services and facilities. This alternative could work in combination with Chapter 10 of this Plan (specifically policy MT1) and the London Mayor's Transport Strategy (MTS) to ensure there is good access to services via active and sustainable transport modes throughout the Borough. Therefore, a potential positive cumulative effect has been noted.

IIA7: The development of up to 24,266 new homes across the Borough has potential to significantly increase light, noise and air pollution, particularly in areas where there are currently lower levels of pollution such as light pollution around Weald Woods.

IIA8: This alternative would deliver a greater density of homes, which could assist in the delivery of district heating networks. This could work in combination with Local Plan Policy CN2 and the London Plan to ensure low carbon heating is deliverable to future residents.

IIA12: This policy encourages additional housing development throughout the Borough. There is therefore potential for cumulative effects on landscape and townscape from the combined effects of developing 24,266 additional homes in the Borough, particularly in areas which are currently less densely populated.

Mitigation

IIA5:Further investigations into the sites available for development would need to be undertaken to confirm if the 24,266 dwelling target is deliverable.

IIA7:Further investigations into the sites available for development and design measures taken at each site to minimise air, noise and light pollution will need to be undertaken.

IIA10:The loss of Green Belt and Metropolitan Open Land would be irreversible and therefore unmitigable. IIA11:Further investigations into the sites available for development would need to be undertaken.

IIIA1:Further investigations into the sites available for development would need to be undertaken.

IIA12:The addition of a criterion which notes that within the Harrow and Wealdstone Opportunity area, development will need to consider the potential effects on MOL both through direct development and surrounding development could help to mitigate the negative effect identified.

IIA13:The loss of greenfield land would be permanent and irreversible.

Enhancements

Policy/Alternative name	Strategic Policy 03 - Alternative 2: Low Housing Growth
Chapter	Chapter 04: Housing
Policy/alternative description	This would be based on the London Plan ten-year housing deliver target of 8020 homes (2019-29) and the need beyond this
	period would be based on the 2017 London SHLAA. This would comprise of the indicative capacity of large sites of 921 homes
	(phases 4: 2029-34) and 138 homes (phases 5:2034 -41), plus the London Plan small sites allowance of 3750 homes (10 years),
	all of which would total 4809 homes. Therefore, this approach results in a total housing requirement of 12,829 homes over a 20-
	year period (2021 -41).
Assumptions Made	Assumed that the sub-sections of Strategic Policy us would apply to this policy, for example, the need for gypsy and traveller provision. It has been assumed that
Assumptions Made	development quantum for areas of the Borough resulting from this alternative would mirror the proportions set out in the preferred policy i.e. 46% homes in
	Harrow and Wealdstone Opportunity Area, 15.5% in the rest of the Rorough and 25% of homes on small sites

	IIA framework								Assessment			
		Assess										
		ment										
A objective	Assessment Questions	Questi	Direct/	Magnitude	Duration	Spatial	Permanence/	Significanco	Description of potential effects	Potential for cumulative	Mitigation	Enhancement
A objective	Assessment Questions	on	Indirect	Iviagilituue	Duration	Extent	Reversibility	Significance	Description of potential effects	effects?	Willigation	Emancement
		Screen ed in?										
			to Prost	Markey	3.4 a d' /1	t a self-sed	D	Visco	This call is all in the second HAA they also have also seen at	NI.		
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic- development?	NO	Indirect	Medium	ong ong	Localised	Permanent/Reve rsible	Minor Positive	This policy will indirectly support IIA1 through the development of 7,500 new homes in the Harrow and Wealdstone Opportunity Area	No		
S	Support the provision of world class infrastructure and connectivity?	No]						(which contains the Harrow Metropolitan and Wealdstone District			
	Support flexible working practices?	No							Centres) and other key areas throughout the Borough, which could			
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No No							help to support town centres.			
support the creation of new	Emiliance the Manify and Marinty of Commission of Telaming and providing additional floor Space for Commission Control of the											
	Safeguard existing town centres?	Ne]									
the growth and retention of existing businesses	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes										
	Improve existing shopping facilities within town centres and neighbourhood parades?	No	i									
≦	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No	1									
	floor space?	V										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector?	Yes No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA2 Employment:	create new jobs in ingili value sectors, including in the green sector:		14/4	14/4	197	14/7	197	Neutrai	of the IIA objective. Therefore a neutral effect is predicted.	140		
o create greater employment pportunities and higher value	Encourage developers to demonstrate how they are investing in skills and employing local people?	No										
jobs for all ages across the	and the state of t											
whole borough												
		V	1		14	1	0		The control of the co			
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:	Yes	Indirect	Low	Medium (10yrs)	Localised	Permanent/Reve rsible	Minor Positive	This policy prioritises development in locations which are accessible, with good access to town centres and public transport links, as well	Yes		
	oeducation facilities?				(==,-5,				as allowing for change of use to provide supporting services and			
	orecreation facilities?								facilities. Sites should also be located where infrastructure has the			
	ohealth services? Increase the delivery of new or enhanced community and health facilities?	No							most capacity to expand to support new homes. The need to provide housing for the elderly including care homes and adaptable homes to			
· ·	Help ensure all children have access to a local school within reasonable walking distance?	No	1						meet the needs of an ageing population is also specifically			
acilities, general community	Increase education facility provision for children with learning disabilities?	No]						mentioned. In addition, specialist housing for vulnerable groups is			
	Ensure local facilities have capacity to accommodate proposed development?	Yes							noted as something that will be worked towards in collaboration			
	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	I NO							with the NHS and charities. These criteria may therefore indirectly improve accessibility for residents to the services they require.			
,	section of the control of the contro								improve accessibility for residents to the services they require.			
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No										
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	Yes										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
	quality of life and community cohesion?								of the IIA objective. Therefore a neutral effect is predicted.			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	⊢ No										
	Increase and improve opportunities for active travel including walking and cycling?	Yes	1									
Enable residents to lead a	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No										
healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No										
	Increase provision of private amenity space?	No	i									
7	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No]									
	Ensure all representative groups will be consulted and engaged with?	No	D:	Mar di		L P d	D	61-16-11	The second state of the second			
ī	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes Yes	Direct	Medium	Long (20+yrs)	Localised	Permanent/Reve rsible	Significant Negative	There is potential for a positive effect IIA5 for this alternative, as it aims to deliver 12,829 homes across Harrow. However, it is noted	No		
IIA5 Housing:	moreuse the definery of the right size of mousing to dadress food needs, particularly forming sized housing (times and of morey.	1.03			(20.7.3)		151010		that this is unlikely to meet the identified housing need for the			
ites and ensure everyone has	Provide affordable homes of the tenure and size to meet the identified needs?	Yes							Borough over the plan period including the need for affordable and			
access to housing, which is	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)?	Yes	ı l									1
fordable, and meets the needs			'						family sized homes, hence a potential significant negative effect has			
	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes							family sized homes, hence a potential significant negative effect has been recorded.			
of all residents including the		Yes										
of all residents including the the liderly, families with children	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?											
of all residents including the elderly, families with children and other vulnerable groups	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes										
of all residents including the telderly, families with children and other vulnerable groups	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable	Yes	Indirect	Low	Medium	Borough	Permanent/Reve	Minor		Yes		
of all residents including the liderly, families with children and other vulnerable groups s	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Indirect	Low	Medium (10yrs)	Borough Wide	Permanent/Reve rsible	Minor Positive	been recorded. This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas	Yes		
of all residents including the Iderly, families with children and other vulnerable groups S	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	Indirect	Low					been recorded. This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas with good existing transport links and services. These steps could	Yes		
of all residents including the elderly, families with children and other vulnerable groups [5] IIA6 Sustainable Travel: To reduce the need to travel	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Indirect	Low					been recorded. This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas	Yes		
of all residents including the Iderly, families with children and other vulnerable groups IIA6 Sustainable Travel: For reduce the need to travel	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes Yes Yes	Indirect	Low					been recorded. This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas with good existing transport links and services. These steps could help to promote sustainable travel habits, hence and indirect minor	Yes		
of all residents including the liderly, families with children and other vulnerable groups IIA6 Sustainable Travel: For educe the need to travel if promote sustainable travel bits including walking, cycling and public transport usage.	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes Yes Yes No	Indirect	Low					been recorded. This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas with good existing transport links and services. These steps could help to promote sustainable travel habits, hence and indirect minor	Yes		
of all residents including the liderly, families with children ind other vulnerable groups IIA6 Sustainable Travel: For reduce the need to travel indicate including walking, cycling and public transport usage.	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes?	Yes Yes Yes	Indirect	Low					been recorded. This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas with good existing transport links and services. These steps could help to promote sustainable travel habits, hence and indirect minor	Yes		
of all residents including the liderly, families with children and other vulnerable groups IIA6 Sustainable Travel: For reduce the need to travel and promote sustainable travel bits including walking, cycling and public transport usage.	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	Yes Yes Yes No	Indirect	Low	(10yrs)	Wide			been recorded. This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas with good existing transport links and services. These steps could help to promote sustainable travel habits, hence and indirect minor	Yes		
of all residents including the liderly, families with children and other vulnerable groups IIA6 Sustainable Travel: For educe the need to travel id promote sustainable travel bits including walking, cycling and public transport usage.	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further	Yes Yes Yes Ne No			(10yrs)	Wide	rsible	Positive	This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas with good existing transport links and services. These steps could help to promote sustainable travel habits, hence and indirect minor positive effect has been identified. The development of 12,829 homes over the plan period could contribute to air, noise and light pollution. It is noted that this will be	No		
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of all residents including the liderly, families with children and other vulnerable groups IIA6 Sustainable Travel: For reduce the need to travel and promote sustainable travel bits including walking, cycling and public transport usage. IIA7 Air, Light and Noise Pollution: minimise air, light and noise Illution and ensure that future	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes Yes Yes No No Yes			(10yrs)	Wide	rsible Permanent/Reve	Positive Minor	This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas with good existing transport links and services. These steps could help to promote sustainable travel habits, hence and indirect minor positive effect has been identified. The development of 12,829 homes over the plan period could contribute to air, noise and light pollution. It is noted that this will be	No		
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of all residents including the liderly, families with children and other vulnerable groups IIA6 Sustainable Travel: For reduce the need to travel in the liderly of the l	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes Yes Yes No No Yes			(10yrs)	Wide	rsible Permanent/Reve	Positive Minor	This alternative prioritises development in locations which are accessible, as well as prioritising residential development in areas with good existing transport links and services. These steps could help to promote sustainable travel habits, hence and indirect minor positive effect has been identified. The development of 12,829 homes over the plan period could contribute to air, noise and light pollution. It is noted that this will be	No		

IIA8 Minimising Contributions	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
to Climate Change:	heat networks) in line with the London Plan (2021)?							of the IIA objective. Therefore a neutral effect is predicted.			
To reduce the borough's	Support the shift towards usage of electric and ultralow emissions vehicles?										
contribution towards the	Promote a low carbon local economy? No										
emission of climate change	Ensure new developments are energy efficient?										
gases	Minimise greenhouse gas emissions?										
IIA9 Adaptation to Climate Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
Adapt to the effects of climate change including flood risk,	Ensure new-development is designed to withstand future climate change e.g. overheating and increased storm severity?										
extreme weather and reduced water availability	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area?										
	Avoid adverse effects on European designated habitats sites?	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
	Conserve, enhance and repair nationally and locally designated wildlife sites? No	- 17/2	1 11/2	I N/A	IV/A	18/7	iveutiai	of the IIA objective. Therefore a neutral effect is predicted	NO		
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats?							of the fire objective. Therefore a fleatial effect is predicted			
To safeguard and enhance	Contribute to the delivery of new or safeguard existing BAP priority species and habitats? No										
biodiversity and geodiversity	Achieve biodiversity net gain (BNG) in new developments?										
and improve connectivity	Provide new or improved access to greenspaces? No										
between, and access to, green	Contribute to creating a network of new wildlife habitate (considering all public private and charge groups account in the		1								
spaces and functional habitats.											
	borough)?	_									
-	Protect sites of geological importance? Conserve and/or enhance heritage accets historic environment, and their settings? No	21/2	31/4	N/A	21/2	21/2	Maria Arria	The above of the state of the s	N .		
IIA11 Historic Environment:	conserve and or enhance mentage assets) instance environment, and their settings.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?							of the IIA objective. Therefore a neutral effect is predicted.			
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond No										
assets (including known and	appropriately to local character, townscape and context?										
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?										
and their settings and where	Improve the condition of the historic environment?										
appropriate improve the quality	y Encourage heritage led regeneration?										
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?										
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness? Yes	8:	No. di	1 4 d' /1	D	D		This are the development of the development	No		
	Promote high quality and contextually successful design? No	Direct	Medium	Medium/L	Borough	1	-	This policy encourages the development of previously developed	INO		
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact? Yes	_		ong	Wide	ersible	Negative	land in accessible locations, such as the Harrow and Wealdstone			
IIA12 Landscape and		_						Opportunity area. Some aspects of this designation are also			
Townscape:	Protect sensitive areas and protected views?							Metropolitan Open Land but it is assumed that Policy GI1 will protect			
To conserve and enhance the	NO.							MOL from development in this area. However, it is noted that the			
borough's landscape and								focusing of development into town and district centres could			
townscape character	Safeguard landscape and townscape features such as trees?							increase the risk of impacts on the townscape and character.			
								Therefore a minor negative effect has been recorded.			
			1								
	Yes	Direct	Low	Medium/L	Borough	Temporary/Reve	Minor	This policy specifically requires the prioritisation of previously	No		The explicit mention of avoiding greenfield land
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?			ong	Wide	rsible	Positive	developed land for future housing development. Therefore a			where possible for future housing development
IIA13 Soils and Water:	Avoid development of greenfield land?	_	1					potential minor positive effect has been identified.			could help to enhance the potential effect for
To minimise water and soil	Promote the efficient use of minerals?		1								IIA13.
pollution and ensure protection	Protect soil quality and avoid soil pollution?		1								
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage No		1								
greenfield land, soil and	targets in new developments?		1								
minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of No										
	groundwater and water bodies?										
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?										
	Encourage new developments to provide adequate space for waste separation?	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?—		1					of the IIA objective. Therefore a neutral effect is predicted.			
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?		1					·			
	Safeguard existing waste management sites?										<u> </u>
B.	-		•	-	•	•				•	

Significant Negative and Uncertain Effects
5. There is not only in for a nocitive effect INS for this alternative as it aims to deliver 12 920 homes agreed by recording the not of the property over the plan neglect in the need for affordable and family cized homes homes a not only is ignificant negative effect has been recorded

Significant Positive Effects

Potential Cumulative Effects Identified

Potential Cuminative and IIA6: This alternative encourages development to be focused into areas which have existing good access to local services and facilities. This alternative could work in combination with Chapter 10 of this Planingscrifts (MTS) to ensure there is good access to services via active and sustainable transport modes throughout the Borough. Therefore, a potential positive cumulative effect has been noted.

IIA7: The development of up to 16,000 new homes across the Borough has potential to significantly increase light, noise and air pollution, particularly in areas where there are currently lower levels of pollution such as light pollution around Weald Woods.

IIA12: This policy encourages additional housing development throughout the Borough. There is therefore potential for cumulative effects on landscape and townscape from the combined effects of developing ~16,000 additional homes in the Borough, particularly in areas which are currently less densely populated.

IIA13:The explicit mention of avoiding greenfield land where possible for future housing development could help to enhance the potential effect for IIA13.

Policy/Alternative name	HO1 Dwelling Size Mix: Alternative 1
Chapter	Chapter 04: Housing
Policy/alternative description	Alternative 1: Continue with existing policy DM24 Housing mix
Assumptions Made	It has been assumed that criteria B (Flatted developments), C (Housing schemes solely comprising of smaller units) and D (Monitoring) would also be included within the alternatives, as these do not directly relate to the mix of dwellings element described in the alternatives.
	triese do not directly relate to the mix of dwellings element described in the alternatives.

	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
	Support the provision of world class infrastructure and connectivity?	No	1 1						IIA objective. Therefore a neutral effect is predicted.			
IIA1 Economy:	Support flexible working practices?	No]									
To deliver economic growth and support the creation of new	d Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No No	1									
	e Safeguard existing town centres?	No	1 1									
	g Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No]									
businesses	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No No	1									
	support the reaction principles and the state of the stat											
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No										
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
To create greater employment opportunities and higher value		No.	- 1						involution in the cross of medical cross is predicted.			
jobs for all ages across the whole borough		NO.										
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:		Indirect	Low	1	Localised		Minor Positive	This policy requires the focusing of development in areas with a	Yes		The inclusion of wording in criterion B (Flatted
	oeducation facilities? orecreation facilities?				(10yrs)		rsible		higher PTAL score (3-6) and considers the need to ensure housing for the elderly and families is located on lower floors in flatted			Developments) to the effect of ensuring houses or lower floors are prioritised for <u>all residents</u> with
IIA3 Accessibility:	ohealth services?								developments to ensure ease of access to homes and nearby amenity			mobility difficulties could help to enhance the
To improve local accessibility to									spaces. Therefore, an indirect minor positive effect is recorded.			potential positive effect identified.
healthcare, education, retail	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No No										
facilities, general community facilities and recreational	Increase education facility provision for children with learning disabilities?	No	1									
resources (including open space	Secure local facilities have capacity to accommodate proposed development?	No										
and sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	Yes										
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No	1									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of	Yes	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	This policy requires the focusing of development in areas with a	No		The inclusion of wording in criterion B (Flatted
	life and community cohesion?]		(10yrs)		rsible		higher PTAL score (3-6) and considers the need to ensure housing for			Developments) to the effect of ensuring houses or
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	No							the elderly and families is located on lower floors in flatted developments to ensure ease of access to homes, private gardens			lower floors are prioritised for <u>all residents</u> with mobility difficulties could help to enhance the
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?		1 1						and nearby amenity spaces. These measure could help to increase			potential positive effect identified.
Enable residents to lead a	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No	1						accessibility of outside spaces for future residents (and therefore			
healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing		- 1						increasing quality of life and wellbeing), hence a minor positive effect is recorded.			
	Increase provision of private amenity space?	No	1						is recorded.			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No]									
	Ensure all representative groups will be consulted and engaged with? Increase the number of additional homes delivered to meet local needs/targets?	No No	Direct	Medium	Medium/L	Rorough	Permanent/Irrev	Minor pogative	Alternative 1 constitutes extant Policy DM24: Housing Mix, is a highly	No	No mitigation is proposed, as the final mix of	
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes	Direct	ivieululli	ong	Wide	ersible	IVIIIIOI IIEgative	permissive policy in relation to the size mix of housing schemes and	No	development would be dependant on detailed sit	e
									promoting mixed and inclusive communities. It sets out a size mix for		plans.	
	Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require	Yes	- 1						affordable housing and seeks to increase the delivery of affordable housing (including family sized housing, based on consideration of			
IIA5 Housing: To deliver a range of housing	support or care)?]						factors such as site location, character of surroundings and the need			
sites and ensure everyone has	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of	Yes							to optimise housing output on previously developed land site. Whilst			
access to housing, which is	a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								this could help to ensure that there is flexibility to meet changing needs within the Borough, monitoring data indicates that the			
affordable, and meets the needs of all residents including the	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	1						existing policy is resulting in the delivery of smaller sized dwellings			
elderly, families with children									(i.e. 1 or 2 bed and studio units), even though there is a significant			
and other vulnerable groups									need for family sized dwellings (i.e. three bed or more). Therefore a minor negative effect has been identified for IIAS.			
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Indirect	Medium	Medium/L ong	Borough Wide	Permanent/Reve rsible	Minor Positive	Whilst this policy will not directly increase public or active travel routes, the focussing of development in town centre areas or area	No		
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the horough?	Yes	1		l Grig	Wide	Isible		with higher PTAL scores and intensification of development in areas			
To reduce the need to travel and promote sustainable travel			.						which are most accessible could indirectly assist in increasing			
habits including walking, cycling	g Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No No							sustainable travel habits of future residents.			
and public transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications-	No	1									
IIA/ Air, Light and Noise	infrastructure?			****								
Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular- movement and commercial activities, either through their location or through causing a further deterioration as a result of new-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
To minimise air, light and noise	development?]						3-3-2-care: Therefore a freudral effect is predicted.			
pollution and ensure that future growth does not lead to the	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
further deterioration of												
environmental conditions	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat-	No	N/A	N/A	N/A	N/A	N/A	Noutral	The policy paither supports nor detracts from the achievement of the	No		<u> </u>
IIA8 Minimising Contributions to	to Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district neat to networks) in line with the London Plan (2021)?	140	IN/A	IN/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
Climate Change: To reduce the borough's	Support the shift towards usage of electric and ultralow emissions vehicles?	No]									
contribution towards the	Promote a low carbon local economy? Ensure new developments are energy efficient?	No No										
emission of climate change gase	ss Historic New developments are chergy enticient? Minimise greenhouse gas emissions?	No	1		<u></u>							
IIA9 Adaptation to Climate	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
Change:		No							IIA objective. Therefore a neutral effect is predicted.			
Adapt to the effects of climate	Encure new development is designed to withstand tuture climate change of a overheating and increased storm severity?						1					
Adapt to the effects of climate change including flood risk,		No	1 1									

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1	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No							IIA objective. Therefore a neutral effect is predicted.			
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No										
biodiversity and geodiversity and	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No										
improve connectivity between,	Achieve biodiversity net gain (BNG) in new developments?	No										
and access to, green spaces and	Provide new or improved access to greenspaces?	No										
functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No										
functional nabitats.												
	Protect sites of geological importance?	No										
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Criterion 1b(ii) of this policy requires consideration of local context	No		
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No			(10yrs)		rsible		and character when determining housing mix. This could help to			
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond				. , .,				ensure existing historic character and townscape are maintained,			
assets (including known and	appropriately to local character, townscape and context?								hence a potential minor positive effect has been identified.			
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No							· · · · · · · · · · · · · · · · · · ·			
and their settings and where	Improve the condition of the historic environment?	No										
appropriate improve the quality	Encourage heritage-led regeneration?	No										
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No										
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?		Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Criterion 1b(ii) of this policy requires consideration of local context	No		
IIA12 Landscape and Townscape	Promote high quality and contextually successful design?	No			(10yrs)		rsible		and character when determining housing mix. This could help to			
To conserve and enhance the		No			. , ,				ensure existing townscape character maintained, hence a potential			
borough's landscape and	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?								minor positive effect has been identified.			
townscape character	Protect sensitive areas and protected views?	No							·			
townscape character	Safeguard landscape and townscape features such as trees?	No										
	Safeguara landscape and townscape features such as trees?											
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
IIA13 Soils and Water:	Avoid development of greenfield land?	No							IIA objective. Therefore a neutral effect is predicted.			
To minimise water and soil	Promote the efficient use of minerals?	No										
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No										
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new	No										
greenfield land, soil and mineral	developments?											
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No										
resources	groundwater and water bodies?											
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No										
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No							IIA objective. Therefore a neutral effect is predicted.			
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No										
1	Safeguard existing waste management sites?	No										
		INO.					I				I	1

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Potential Cumulative Effects Identified

IIA3 and IIA6: This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy could work in combination with Chapter 10 of this Plan (specifically policy MT1), Policy HO1 and the London Mayor's Transport Strategy (MTS) to ensure there is good access to services via active and sustainable transport modes throughout the Borough. Therefore, a potential positive cumulative effect has been noted for objectives IIA3 and IIA6.

IIA5:No mitigation is proposed, as the final mix of development would be dependant on detailed site plans.

IIIA3:The inclusion of wording in criterion B (Flatted Developments) to the effect of ensuring houses on lower floors are prioritised for all residents with mobility difficulties could help to enhance the potential positive effect identified.

IIA4:The inclusion of wording in criterion B (Flatted Developments) to the effect of ensuring houses on lower floors are prioritised for all residents with mobility difficulties could help to enhance the potential positive effect identified.

Policy/Alternative name	HO1 Dwelling Size Mix: Alternative 2
Chapter	Chapter 04: Housing
Policy/alternative description	Alternative 2: Do not include a target that seeks to ensure 25 of housing delivered on a scheme are family sized dwellings
Assumptions Made	It has been assumed that criteria B (Flatted developments), C (Housing schemes solely comprising of smaller units) and D (Monitoring) would also be included within the alternatives, as
	these do not directly relate to the mix of dwellings element described in the alternatives.

	IIA framework								Assessment			
		Assessment	Direct/			Spatial	Permanence/			Potential for		
IIA objective	Assessment Questions	Question Screened in?	Indirect/	Magnitude	Duration		Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of th			
	development? Support the provision of world class infrastructure and connectivity?	No							IIA objective. Therefore a neutral effect is predicted.			
IIA1 Economy:	Support flexible working practices?	No	1									
To deliver economic growth and	d Protect and retain an adequate supply of employment floor space to address business needs?	No										
support the creation of new		No										
	ne Safeguard existing town centres? Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No No	-									
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No										
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No	1									
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No	-									
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of th	e No		
To create greater employment	t								IIA objective. Therefore a neutral effect is predicted.			
opportunities and higher value		No										
jobs for all ages across the whole borough	le l											
•	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:		Indirect	Low	Medium	Localised	Permanent/Reve	Minor Positive	This policy requires the focusing of development in areas with a	Yes		The inclusion of wording in criterion B (Flatted
	oeducation facilities?				(10yrs)		rsible		higher PTAL score (3-6) and considers the need to ensure housing for	1		Developments) to the effect of ensuring houses of
	orecreation facilities?								the elderly and families is located on lower floors in flatted			lower floors are prioritised for <u>all residents</u> with
IIA3 Accessibility:	ohealth services?								developments to ensure ease of access to homes and nearby amenit spaces. Therefore, an indirect minor positive effect is recorded.	У		mobility difficulties could help to enhance the potential positive effect identified.
To improve local accessibility to	lncrease the delivery of new or enhanced community and health facilities?	No							spaces. Therefore, all indirect fillion positive effect is recorded.			potential positive effect identified.
healthcare, education, retail facilities, general community	Help ensure all children have access to a local school within reasonable walking distance?	No										
facilities and recreational	Increase education facility provision for children with learning disabilities?	No.	4									
resources (including open space	es Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual	Yes	-									
and sports facilities)	orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	1.63										
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No										
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of	Yes	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	This policy requires the focusing of development in areas with a	No		The inclusion of wording in criterion B (Flatted
	life and community cohesion?				(10yrs)		rsible		higher PTAL score (3-6) and considers the need to ensure housing for	1		Developments) to the effect of ensuring houses of
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and	No							the elderly and families is located on lower floors in flatted			lower floors are prioritised for all residents with
IIA4 Health and Wellbeing:	recreation facilities? Increase and improve opportunities for active travel including walking and cycling?		-						developments to ensure ease of access to homes, private gardens and nearby amenity spaces. These measure could help to increase			mobility difficulties could help to enhance the potential positive effect identified.
Enable residents to lead a		No							accessibility of outside spaces for future residents (and therefore			potential positive effect identified.
healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?								increasing quality of life and wellbeing), hence a minor positive effect	t		
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing		-						is recorded.			
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No No										
	Ensure all representative groups will be consulted and engaged with?	No										
	· •	No	Direct	Medium	Medium/L		Permanent/Irrev	Minor negativ	This alternative would still help to achieve the additional residential			
IIA5 Housing:	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes			ong	Wide	ersible		dwellings needed within the Borough and could help to increase the density of development, however, the size of these dwellings may			
To deliver a range of housing	I Provide attordable homes of the tenure and size to meet the identified needs?	Yes	1						not meet the identified need for family homes (i.e. 3 beds or more)			
sites and ensure everyone has access to housing, which is	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require	Yes	1						within Harrow. Therefore, a minor negative effect has been recorded	ı		
affordable, and meets the need	support or care)?		4						in relation to IIA5.			
of all residents including the	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	Yes										
elderly, families with children	a range or oscray occupanta, sacin as those men assumers, where their ascratic rannings were considered.											
and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes										
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of	Yes	Indirect	Medium	Medium/L	Borough	Permanent/Reve	Minor Positive	Whilst this policy will not directly increase public or active travel	No		
IIA6 Sustainable Travel:	transport?				ong	Wide	rsible		routes, the focussing of development in town centre areas or area			
To reduce the need to travel and	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes							with higher PTAL scores and intensification of development in areas			
promote sustainable travel	Improve existing cycling and walking network and provide new routes?	No	-						which are most accessible could indirectly assist in increasing sustainable travel habits of future residents.			
habits including walking, cycling	improve existing of ening and wanting network and provide new roaces.	No							sustainable traver habits of future residents.			
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?									1		
and public transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications-	No										
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure?	No	N./2	N/*	N/A	N/4	N/a	No. 1 1	The allies with a second of the first three for the second of the second			
and public transport usage. IIA7 Air, Light and Noise Pollution:	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications-infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular-	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of th	e No		
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications-infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular-movement and commercial activities, either through their location or through causing a further deterioration as a result of new-development?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of th IIA objective. Therefore a neutral effect is predicted.	e No		
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications-infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular-movement and commercial activities, either through their location or through causing a further deterioration as a result of new-development?	No No	N/A	N/A	N/A	N/A	N/A	Neutral		e No		
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular- movement and commercial activities, either through their location or through causing a further deterioration as a result of new- electric development?		N/A	N/A	N/A	N/A	N/A	Neutral		e No		
IIA/ Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications-infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular-movement and commercial activities, either through their location or through causing a further deterioration as a result of new-edvelopment? edvelopment? e Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No					·		IIA objective. Therefore a neutral effect is predicted.			
IIA/ Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular- movement and commercial activities, either through their location or through causing a further deterioration as a result of new- development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat-		N/A	N/A	N/A	N/A	N/A	Neutral Neutral	IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of th			
Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change:	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular- movement and commercial activities, either through their location or through causing a further deterioration as a result of new- development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No					·		IIA objective. Therefore a neutral effect is predicted.			
IIA/ Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions t Climate Change: To reduce the borough's	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure?	Ne Ne Ne					·		IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of th			
IIA/ Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions t Climate Change: To reduce the borough's	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure?	Ne Ne Ne Ne					·		IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of th			
IIA/ Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions t Climate Change: To reduce the borough's contribution towards the emission of climate change gase	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular- movement and commercial activities, either through their location or through causing a further deterioration as a result of new- development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat- networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	Ne Ne Ne Ne Ne	N/A	N/A	N/A	N/A	N/A	Neutral	IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of th IIA objective. Therefore a neutral effect is predicted.	e No		
IIA/ Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions t Climate Change: To reduce the borough's	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure?	Ne Ne Ne Ne					·		IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of th	e No		
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IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gase IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular- movement and commercial activities, either through their location or through causing a further deterioration as a result of new- development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat- networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Ensure new development of new green infrastructure which creates a connected network of green and blue infrastructure across the brough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair nationally and locally designated wildlife sites?	No No No No No No No No No No No No No N	N/A	N/A	N/A	N/A	N/A	Neutral Neutral	IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of th IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of th IIA objective. Therefore a neutral effect is predicted.	e No		
Pollution: To minimise air, light and noise pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions. IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gase IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular- movement and commercial activities, either through their location or through causing a further deterioration as a result of new- development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat- networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Constribute to the delivery or covery or a segment of within RAB projective coveries and habitate?	Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne Ne N	N/A	N/A	N/A	N/A	N/A	Neutral Neutral	IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of th IIA objective. Therefore a neutral effect is predicted. The policy neither supports nor detracts from the achievement of th IIA objective. Therefore a neutral effect is predicted.	e No		

functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No									
	Protect sites of geological importance?	No									
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Criterion 1b(ii) of this policy requires consideration of local context	No	
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No			(10yrs)		rsible		and character when determining housing mix. This could help to		
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond								ensure existing historic character and townscape are maintained,		
assets (including known and	appropriately to local character, townscape and context?								hence a potential minor positive effect has been identified.		
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No									
and their settings and where	Improve the condition of the historic environment?	No									
appropriate improve the quality	Encourage heritage led regeneration?	No									
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?		Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Criterion 1b(ii) of this policy requires consideration of local context	No	
IIA12 Landscape and Townscape:	Promote high quality and contextually successful design?	No			(10yrs)		rsible		and character when determining housing mix. This could help to		
To conserve and enhance the	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No							ensure existing townscape character maintained, hence a potential minor positive effect has been identified.		
borough's landscape and	Protect sensitive areas and protected views?	No							minor positive effect has been identified.		
townscape character	Safeguard landscape and townscape features such as trees?	No									
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No	
IIA13 Soils and Water:	Avoid development of greenfield land?	No							IIA objective. Therefore a neutral effect is predicted.		
To minimise water and soil	Promote the efficient use of minerals?	No									
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No									
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new-	No									
greenfield land, soil and minerals	developments?										
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No									
	groundwater and water bodies?										
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No									
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No	
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No		l					IIA objective. Therefore a neutral effect is predicted.		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No									
	Safeguard existing waste management sites?	No									

Significant Positive Effects

Potential Cumulative Effects Identified

IIA3 and IIA6: This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy could work in combination with Chapter 10 of this Plan (specifically policy HO1 and the London Mayor's Transport Strategy (MTS) to ensure there is good access to services via active and sustainable transport modes throughout the Borough. Therefore, a potential positive cumulative effect has been noted for objectives IIA3 and IIA6.

IIIA3:The inclusion of wording in criterion B (Flatted Developments) to the effect of ensuring houses on lower floors are prioritised for all residents with mobility difficulties could help to enhance the potential positive effect identified.

IIIA4:The inclusion of wording in criterion B (Flatted Developments) to the effect of ensuring houses on lower floors are prioritised for all residents with mobility difficulties could help to enhance the potential positive effect identified.

Po	licy/Alternative name	HO1 Dwelling Size Mix: Alternative 3
Ch	apter	Chapter 04: Housing
Po	licy/alternative description	Alternative 3: Include a target in excess of 25% for the proportion of housing on a scheme that should be for family housing
As	sumptions Made	It has been assumed that criteria B (Flatted developments), C (Housing schemes solely comprising of smaller units) and D (Monitoring) would also be included within the alternatives, as these do not directly relate to the mix of dwellings element described in the alternatives.

	IIA framework	Accordant							Assessment	Potontial fo		
IA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA1 Economy:	Support the provision of world class infrastructure and connectivity? Support flexible working practices?	No No	1									
	Protect and retain an adequate supply of employment floor space to address business needs?	No	1									
support the creation of new usinesses, whilst supporting the	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use? Safeguard existing town centres?	No No	1									
rowth and retention of existing	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No	1									
businesses	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No No	1									
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No	1									
IIA2 Employment: To create greater employment		No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
opportunities and higher value jobs for all ages across the whole borough	Encourage developers to demonstrate now they are investing in sains and employing local people.	No										
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:		Indirect	Low	Medium	Localised		Minor Positive	This policy requires the focusing of development in areas with a	Yes		The inclusion of wording in criterion B (Flatted
	oeducation facilities? orecreation facilities?				(10yrs)		rsible		higher PTAL score (3-6) and considers the need to ensure housing for the elderly and families is located on lower floors in flatted			Developments) to the effect of ensuring house: lower floors are prioritised for <u>all residents</u> witl
IIA3 Accessibility:	ohealth services?								developments to ensure ease of access to homes and nearby amenity			mobility difficulties could help to enhance the
To improve local accessibility to	Increase the delivery of new or enhanced community and health facilities?	No	-						spaces. Therefore, an indirect minor positive effect is recorded.			potential positive effect identified.
healthcare, education, retail facilities, general community	Help ensure all children have access to a local school within reasonable walking distance?	No	1									
facilities and recreational	Increase education facility provision for children with learning disabilities?	No]									
resources (including open space	s Ensure local facilities have capacity to accommodate proposed development? In the state of th	Yes Yes	1									
and sports facilities)	orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	1.63										
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	No	-									
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of	Yes	Direct	Low	1	Localised	Permanent/Reve	Minor Positive	This policy requires the focusing of development in areas with a	No		The inclusion of wording in criterion B (Flatted
	life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	No	1		(10yrs)		rsible		higher PTAL score (3-6) and considers the need to ensure housing for the elderly and families is located on lower floors in flatted developments to ensure ease of access to homes, private gardens			Developments) to the effect of ensuring house: lower floors are prioritised for <u>all residents</u> with mobility difficulties could help to enhance the
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?		1						and nearby amenity spaces. These measure could help to increase			potential positive effect identified.
Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No							accessibility of outside spaces for future residents (and therefore increasing quality of life and wellbeing), hence a minor positive effect			
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space?	No	-						is recorded.			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No	1									
	Ensure all representative groups will be consulted and engaged with?	No										
	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	Alternative 3 could help to ensure the identified shortfall of family sized homes (3+beds) is addressed swiftly across the Borough,	No		The creation of a stepped approach to family housing requirements linked to the size of the
IIA5 Housing:		l'es							throughout the plan period. However, this potential option may have			development within the alternative (or Policy
To deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require	Yes	-						some impact on quantity of housing delivered (such as at small sites), as it may reduce the flexibility in the approach for determining an			HO1) could help to ensure that small sites remained viable, whilst still working to meet the identifie
sites and ensure everyone has access to housing, which is	support or care)?	163							appropriate size mix for housing schemes, based on consideration of			need for family homes.
affordable, and meets the needs	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of	f Yes							factors such as a site location, type of sites and the need to optimise			
of all residents including the	a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								housing output. This could reduce the overall number of homes which can be delivered in the Borough. Due to this uncertainty, an			
elderly, families with children and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes							overall uncertain effect has been recorded.			
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of	Yes	Indirect	Medium	Medium/l	Borough	Permanent/Reve	Minor Positive	Whilst this policy will not directly increase public or active travel	No		
IIA6 Sustainable Travel:	transport?		1		ong	Wide	rsible		routes, the focussing of development in town centre areas or area			
To reduce the need to travel and	d Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes							with higher PTAL scores and intensification of development in areas which are most accessible could indirectly assist in increasing			
promote sustainable travel habits including walking, cycling	Improve existing cycling and walking network and provide new routes?	No	1						sustainable travel habits of future residents.			
and public transport usage.	Placerase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications- infrastructure?	No No	-									
IIA/ Air, Light and Noise	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
Pollution: To minimise air, light and noise	movement and commercial activities, either through their location or through causing a further deterioration as a result of new								IIA objective. Therefore a neutral effect is predicted.			
	development? By the development is a security is a security in the minimum required for safety and security?	No	1									
growth does not lead to the further deterioration of environmental conditions												
IA8 Minimising Contributions to Climate Change:	networks) in line with the London Plan (2021)?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
To reduce the borough's	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy?	No No	+			1						
contribution towards the	Facure and developments are assessed finished.	No No	1			1						
emission of climate change gase	Minimise greenhouse gas emissions?	No				1						
IIA9 Adaptation to Climate Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
Adapt to the effects of climate		No	1			1						
change including flood risk, extreme weather and reduced		No		N/C	A1/-	11/-	***	No. 1	The adia saish a second of the	**:		
	Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites:						1					

I U sareguaru anu ennance											
biodiversity and geodiversity and	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No	1 1								
improve connectivity between,	Achieve hindiversity not gain (RNG) in new developments?	No]								
and access to, green spaces and	Provide new or improved access to greenspaces?	No] [
functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No									
	Protect sites of geological importance?	No	1								
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Criterion 1b(ii) of this policy requires consideration of local context	No	
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No	1		(10yrs)		rsible		and character when determining housing mix. This could help to		
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond		1						ensure existing historic character and townscape are maintained,		
assets (including known and	appropriately to local character, townscape and context?] [hence a potential minor positive effect has been identified.		
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No]								
and their settings and where	Improve the condition of the historic environment?	No]								
appropriate improve the quality	Encourage heritage led regeneration?	No]								
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?		Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Criterion 1b(ii) of this policy requires consideration of local context	No	
IIA12 Landscape and Townscape	Promote high quality and contextually successful design?	No]		(10yrs)		rsible		and character when determining housing mix. This could help to		
To conserve and enhance the	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No							ensure existing townscape character maintained, hence a potential		
borough's landscape and	Avoid development of dreen dere and with open tand which would have a negative visual impact.]						minor positive effect has been identified.		
townscape character	Protect sensitive areas and protected views?	No]								
	Safeguard landscape and townscape features such as trees?	No									
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No	
IIA13 Soils and Water:	Avoid development of greenfield land?	No	1						IIA objective. Therefore a neutral effect is predicted.		
To minimise water and soil	Promote the efficient use of minerals?	No	1								
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No]								
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new-	No	1								
greenfield land, soil and minerals	developments?]								
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No									
resources	groundwater and water bodies?]								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No									
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No	
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No]						IIA objective. Therefore a neutral effect is predicted.		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No]								
	Safeguard existing waste management sites?	No									

In Significant regarder and order the lidentified shortfall of family sized homes (3+beds) is addressed swiftly across the Borough, throughout the plan period. However, this potential option may have some impact on quantity of housing delivered (such as at small sites), as it may reduce the flexibility in the approach for determining an appropriate size mix for housing schemes, based on consideration of factors such as a site location, type of sites and the need to optimise housing output. This could reduce the overall number of homes which can be delivered in the Borough. Due to this uncertainty, an overall uncertain effect has been recorded.

Significant Positive Effects

Potential Cumulative Effects Identified

IIA3 and IIA6: This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy encourages development to be focused into a contract to a c

/litigation

Enhancements

IIA3:The inclusion of wording in criterion B (Flatted Developments) to the effect of ensuring houses on lower floors are prioritised for all residents with mobility difficulties could help to enhance the potential positive effect identified.

IIA4:The inclusion of wording in criterion B (Flatted Developments) to the effect of ensuring houses on lower floors are prioritised for all residents with mobility difficulties could help to enhance the potential positive effect identified.

IIA5:The creation of a stepped approach to family housing requirements linked to the size of the development within the alternative (or Policy HO1) could help to ensure that small sites remain viable, whilst still working to meet the identified need for family homes.

Po	olicy/Alternative name	HO1 Dwelling Size Mix: Alternative 4
CI	hapter	Chapter 04: Housing
Po	olicy/alternative description	Alternative 4: Do not apply 25% family housing target to minor development
A	ssumptions Made	It has been assumed that criteria B (Flatted developments), C (Housing schemes solely comprising of smaller units) and D (Monitoring) would also be included within the alternatives, as
		these do not directly relate to the mix of dwellings element described in the alternatives.
		· · · · · · · · · · · · · · · · · · ·

	IIA framework								Assessment			
		Assessment	Direct/			Spatial	Permanence/			Potential for		
IIA objective	Assessment Questions	Question Screened in?	Indirect	Magnitude	Duration	10.000	Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
	development? Support the provision of world class infrastructure and connectivity?	No	+						IIA objective. Therefore a neutral effect is predicted.			
IIA1 Economy:	Support flexible working practices?	No										
	d Protect and retain an adequate supply of employment floor space to address business needs?	No.										
support the creation of new businesses, whilst supporting th	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use? 10 Safeguard existing town centres?	No No	+									
	B Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No	4									
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	NO NO										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No										
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
To create greater employment									IIA objective. Therefore a neutral effect is predicted.			
opportunities and higher value jobs for all ages across the whol	Enterange developers to demonstrate new they are investing in skins and employing local people.	No										
borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:		Indirect	Low	Medium	Localised	Permanent/Reve	Minor Positive	This policy requires the focusing of development in areas with a	Yes		The inclusion of wording in criterion B (Flatted
	oeducation facilities?				(10yrs)		rsible		higher PTAL score (3-6) and considers the need to ensure housing for			Developments) to the effect of ensuring houses of
	orecreation facilities? ohealth services?								the elderly and families is located on lower floors in flatted developments to ensure ease of access to homes and nearby amenity	,		lower floors are prioritised for <u>all residents</u> with mobility difficulties could help to enhance the
IIA3 Accessibility: To improve local accessibility to									spaces. Therefore, an indirect minor positive effect is recorded.	1		potential positive effect identified.
healthcare, education, retail	Increase the delivery of new or enhanced community and health facilities?	No										
facilities, general community	Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities?	No No	H									
facilities and recreational resources (including open space	Facility is a facility in the second second second development?	No	1									
and sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual	Yes										
	orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity? Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No	1									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are		1									
	disabled, elderly, families with children?		Birrat		14	I P I	D	14" D '11" -	This call the state of the stat			The include of a self-relative in the include
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	Yes	Direct	Low	Medium (10yrs)	Localised	rsible	Minor Positive	This policy requires the focusing of development in areas with a higher PTAL score (3-6) and considers the need to ensure housing for	No		The inclusion of wording in criterion B (Flatted Developments) to the effect of ensuring houses or
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and	No	1		(-, -,				the elderly and families is located on lower floors in flatted			lower floors are prioritised for all residents with
IIA4 Health and Wellbeing:	recreation facilities? Increase and improve opportunities for active travel including walking and cycling?		4						developments to ensure ease of access to homes, private gardens			mobility difficulties could help to enhance the
Enable residents to lead a		No	1						and nearby amenity spaces. These measure could help to increase accessibility of outside spaces for future residents (and therefore			potential positive effect identified.
healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?		1						increasing quality of life and wellbeing), hence a minor positive effect	:		
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space?	No	4						is recorded.			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No	1									
	Ensure all representative groups will be consulted and engaged with?	No										
	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Ne Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	This alternative is likely to perform very similarly to HO1 as the premise remains the same, bar the exclusion of minor developments	No		
	increase the delivery of the right size of housing to address local needs, particularly family sized housing (three ded of more):	lies .							from the 25% family dwelling threshold. However, it is noted that a			
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs?	Yes							large proportion of sites (47%) are likely to be small (<0.25ha),			
To deliver a range of housing sites and ensure everyone has	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)?	Yes							therefore there is a risk with this alternative that the identified need for additional family homes within the Borough will not be			
access to housing, which is	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of	Yes	1						addressed, and could in fact worsen. Without a policy requirement, i	:		
affordable, and meets the need	a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								is uncertain whether family sized housing would come forward on			
of all residents including the elderly, families with children	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	+						small housing sites. Consequently, an uncertain effect is identified for			
and other vulnerable groups	8											
		Yes	Indirect	Medium	1			Minor Positive	Whilst this policy will not directly increase public or active travel	No		
IIA6 Sustainable Travel:	transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	1		ong	Wide	rsible		routes, the focussing of development in town centre areas or area with higher PTAL scores and intensification of development in areas			
To reduce the need to travel an promote sustainable travel	d								which are most accessible could indirectly assist in increasing			
habits including walking, cycling	g	No	4						sustainable travel habits of future residents.			
and public transport usage.	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications-	No No	+									
	infrastructure?											
IIA7 Air, Light and Noise Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
To minimise air, light and noise	movement and commercial activities, either through their location or through causing a further deterioration as a result of new-								IIA objective. Therefore a neutral effect is predicted.			
pollution and ensure that future	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No	1									
growth does not lead to the further deterioration of												
environmental conditions												
IIA8 Minimising Contributions t	to Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
Climate Change:	Support the shift towards usage of electric and ultralow emissions vehicles?	No							Therefore a neutral effect is predicted.			
To reduce the borough's contribution towards the	Promote a low carbon local economy?	No										
emission of climate change gase	Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No No	+									
IIA9 Adaptation to Climate		No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	N.	4						IIA objective. Therefore a neutral effect is predicted.			
Adapt to the effects of climate change including flood risk,	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the	No No	H									
extreme weather and reduced	borough and within the wider area?											
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair natural and semi natural habitats?	No No	+						IIA objective. Therefore a neutral effect is predicted.			
To cafeguard and enhance		1	_	1	1	1	I		-	I	T. Control of the Con	1

Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No										
	INU INU	1 1									
Achieve biodiversity net gain (BNG) in new developments?	No]									
Provide new or improved access to greenspaces?	No	1									
ontribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No										
Protect sites of geological importance?	No	1									
Conserve and/or enhance heritage assets, historic environment, and their settings?	No	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Criterion 1b(ii) of this policy requires consideration of local context	No		
Maintain and enhance access to cultural heritage assets?	No]		(10yrs)		rsible		and character when determining housing mix. This could help to			
insure that new development uses existing historic character and heritage significance to guide new development and respond		1						ensure existing historic character and townscape are maintained,			
ppropriately to local character, townscape and context?								hence a potential minor positive effect has been identified.			
Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No										
mprove the condition of the historic environment?	No										
ncourage heritage led regeneration?	No]									
telp provide solutions to those assets on the Heritage at Risk register?	No										
Respect, maintain and strengthen local landscape and townscape character and distinctiveness?		Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Criterion 1b(ii) of this policy requires consideration of local context	No		
Promote high quality and contextually successful design?	No]		(10yrs)		rsible		and character when determining housing mix. This could help to			
woid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No										
Protect sensitive areas and protected views?	No	1									
afeguard landscape and townscape features such as trees?	No]									
ieek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
woid development of greenfield land?	No	1									
Promote the efficient use of minerals?	No	1									
Protect soil quality and avoid soil pollution?	No	1									
insure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new- levelopments?	No										
Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No	1									
roundwater and water bodies?											
nsure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No	1									
ncourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
incourage the repurposing and refurbishing of buildings, instead of demolition?	No	1									
insure waste is dealt with in line with circular economy principles?	No]									
afeguard existing waste management sites?	No	1									
Proceedings of the control of the co	ontribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)? object sites of geological importance? onserve and/or enhance heritage assets, historic environment, and their settings? aintain and enhance access to cultural heritage assets? Issure that new development uses existing historic character and heritage significance to guide new development and respond oppropriately to local character, townscape and context? ontribute to the better management of heritage assets and contribute to conserving heritage at risk? prove the condition of the historic environment? recourage heritage-led regeneration? lep provide solutions to those assets on the Heritage at Risk register? espect, maintain and strengthen local landscape and townscape character and distinctiveness? omote high quality and contextually successful design? roid development of Green Belt and Metropolitan Open Land which would have a negative visual impact? otect sensitive areas and protected views? infeguard landscape and townscape features such as trees? which improve or remediate contaminated land or reuse previously developed land which has not been restored? roid development of greenfield land? onnete the efficient use of minerals? otect soil quality and avoid soil pollution? source water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new- evelopments? otect soil quality and avoid soil pollution? source water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new- evelopments? otect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of oundwater and water bodies? source adequate provision for sewerage infrastructure is made for new developments in line with predicted needs? source and evelopments to provide adequate space for waste separation?	onteribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)? No object sites of geological importance? contribute to conserving heritage as every development and respond oppropriately to local character, townscape and context? No object sites of the historic environment? No object sentition of the historic enviro	otect sites of geological importance? No observe-and/or-enhance heritage assets, historic environment, and their settings? No observe-and/or-enhance heritage assets, historic environment, and their settings? No observe-and/or-enhance heritage assets, historic environment, and their settings? No observe-and/or-enhance heritage assets, historic environment, and their settings? No observe-and/or-enhance heritage assets, historic environment, and their settings? No observe-and/or-enhance heritage assets, historic environment, and their settings? No observe-and/or-enhance heritage assets, historic environment, and their settings? No observe-and-or-enhance development uses existing historic character and heritage significance to guide new development and respond oppropriately to local character, townscape and context? No observe-and-or-enhance development of heritage assets and contribute to conserving heritage at risk? No observe-and-or-enhance development of heritage assets and contribute to conserving heritage at risk? No observe-and-or-enhance-and-or-enhan	onterbute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)? No object sites of geological importance? No observe and/or enhance heritage assets, historic environment, and their settings? No object situation and enhance access to cultural heritage assets? No object low object to local character, townscape and context? object settings at the better management of heritage assets and contribute to the better management of heritage assets and contribute to the better management of heritage assets and contribute to the better management of heritage assets and contribute to the better management of heritage assets and contribute to the better management of heritage assets and contribute to the better management of heritage assets and contribute to the better management of heritage assets and contribute to conserving heritage at risk? No object low object to the better management of heritage assets and contribute to conserving heritage at risk? No object securacy heritage led regeneration? No object to the better management of heritage assets and contribute to conserving heritage at risk? No object securacy heritage led regeneration? No object to the better management of heritage assets and contribute to conserving heritage at risk? No object to the better management of heritage assets and contribute to the and the register? No object to the better management of heritage assets and contribute to the acceptance of the properties of the object to the securacy of the properties of the object to the securacy of the properties of the properties of the object to the securacy of the properties of the properties of the securacy of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties	onterblute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)? No necess and/or enhance heritage assets, historic environment, and their settings? No necess and/or enhance heritage assets, historic environment, and their settings? No note that new development uses existing historic character and heritage significance to guide new development and respond propriately to local character, townscape and context? No nervise that new development uses existing historic character and heritage significance to guide new development and respond propriately to local character, townscape and context? No nervise heritage led regeneration? No provise better management of heritage assets and contribute to conserving heritage at risk? No provise better management of heritage at Risk register? No provise better management of heritage at Risk register? No sepect, maintain and strengthen local landscape and townscape character and distinctiveness? No onticle high quality and contextually successful design? No otect sensitive areas and protected views? No otect sensitive areas and protected views? No otect sensitive areas and protected views? No otect sensitive areas and protected views? No otect sensitive areas and protected views? No otect sensitive areas and protected views? No otect sensitive areas and protected views? No otect soil quality and avoid soil pollution? No nomete the efficient use of minerals? No otect soil quality and avoid soil pollution? No normal avoid development of greenfield land? No otect soil quality and avoid soil pollution? No normal provision for sewerage infrastructure is made for new developments in line with predicted needs? No No No No No No No No No No	otect-sites of geological importance? No otect-sensitive areas and protected views of the Metitage as Risk register? No otect-sensitive areas and protected views? No otect-se	otect sites of geological importance? Ne otect sites of geological importance? Ne otect sites of geological importance? Ne otect sites of geological importance? Ne otect sites of geological importance? Ne otect sites of geological importance? Ne otect sites of geological importance? Ne otect sites of geological importance? Ne otect sites of geological importance? Ne oter sites of geological importance? Ne otect solidated only only of the importance of geological importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne otect solidated importance? Ne ote	otect sites of geological importance? No otect sites of geological importance? No Direct Low Medium (10yrs) Medium (10yrs) Minor Positive risble Permanent/Reve risble Intribute to reach new heritage assets, historic environment, and their settings? No Direct Low Medium (10yrs) Medium (10	onteduct sizes of geological importance? No Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Medium (10yrs) Direct Low Medium (10yrs) Direct Low Medium (10yrs) Direct Medium (10yrs) Direct Low Medium (10yrs) Direct Medium (10yrs) Direct Medium (10yrs) Direct Medium (10yrs) Direct Medium (10yrs) Direct No Medium (10yrs) Direct Medium (10yrs) Medium (10yrs) Medium (10yrs) Direct Medium (10yrs) Medium (10yrs) Direct Medium (10yrs) Medium	otest sites of geological importance? No Other Low Medium (10yrs) No Other Low Medium (10yrs) No Other Low Medium (10yrs) No Other Low Medium (10yrs) No Other Low Medium (10yrs) No Other Low Medium (10yrs) No Other Low Medium (10yrs) No Other No O	setes size of geological importance? No Direct Low Medium Localised Permanent/Rev subtrace adult enablishes increase execute or subtrace described in properties of the subtrace in the subtrace of the subtrace of the s

Significant Negative and Uncertain Effects

IIA5: This alternative is likely to perform very similarly to HO1 as the premise remains the same, bar the exclusion of minor developments from the 25% family dwelling threshold. However, it is noted that a large proportion of sites (47%) are likely to be small (<0.25ha), therefore there is a risk with this alternative that the identified need for additional family homes within the Borough will not be addressed, and could in fact worsen. Without a policy requirement, it is uncertain whether family sized housing would come forward on small housing sites. Consequently, an uncertain effect is identified for IIA5.

Significant Positive Effects

Potential Cumulative Effects Identified

This policy encourages development to be focused into areas which have existing good access to local services and facilities. This policy could work in combination with Chapter 10 of this Plan (specifically policy MT1), Policy HO1 and the London Mayor's Transport Strategy (MTS) to ensure there is good access to services via active and sustainable transport modes throughout the Borough. Therefore, a potential positive cumulative effect has been noted for objectives IIA3 and IIA6.

IIIA3:The inclusion of wording in criterion B (Flatted Developments) to the effect of ensuring houses on lower floors are prioritised for all residents with mobility difficulties could help to enhance the potential positive effect identified.

IIA4:The inclusion of wording in criterion B (Flatted Developments) to the effect of ensuring houses on lower floors are prioritised for all residents with mobility difficulties could help to enhance the potential positive effect identified.

Policy/Alternative name	HO2: Conversion and redevelopment of larger dwellings - Alternative 1
Chapter	Chapter 04: Housing
Policy/alternative description	Continue with the approach of the existing development management policy DM26 (i.e. no locational, minimum size requirements or replacement family-size dwelling requirements).
Assumptions Made	None.

IIA objective									Assessment			
	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
1	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic		N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
(development?	No.	4						of the IIA objective. Therefore a neutral effect is predicted.			
ĺ	Support the provision of world class infrastructure and connectivity? Support flexible working practices?	No No										
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs?	No										
To deliver economic growth and		No										
support the creation of new												
	he Safeguard existing town centres?	No.										
growth and retention of existing businesses	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No										
ĺ	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No										
ĺ	floor space?											
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No										
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement	No		
To create greater employment	t								of the IIA objective. Therefore a neutral effect is predicted.			
opportunities and higher value		No										
jobs for all ages across the whole borough	ie											
borougii												
l	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,		N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
1	including: oeducation facilities?								of the IIA objective. Therefore a neutral effect is predicted.			
1	orecreation facilities?											
IIA3 Accessibility:	ohealth services?	<u></u> _										
To improve local accessibility to		No										
healthcare, education, retail		No	4									
facilities, general community facilities and recreational	Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development?	No.	-									
resources (including open space		. NO	-									
and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
ĺ												
ĺ	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No										
ĺ	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	se										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Low	Medium/L	Localised	Permanent/Reve	Minor Positive	This policy requires conversions to ensure all homes are designed	No		It is suggested Policy DM26 is reworded to
ĺ	quality of life and community cohesion?	1.63	Jccc	20	ong	Locumbed	rsible	ivilior i ositive	with privacy, daylight and exposure to external noise considered.			"achieve an excellent environmental in relation
ĺ	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) Yes							These factors could contribute to ensuring the health and wellbeing			to", as this could help to ensure proposal aspire
ĺ	and recreation facilities?		_						of residents is maintained. Therefore, an overall minor positive effect			to achieving the best living conditions for future
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	Yes	-						has been recorded,			residents.
Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No										
ilcultify, good quality inc	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No										
ĺ	Increase provision of private amenity space?	No										
ĺ	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No										
	Ensure all representative groups will be consulted and engaged with?	No										
ĺ	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	, , , , , , , , , , , , , , , , , , , ,	No	The precise nature of potential effects for IIA5 cannot be determined without details of the	
	increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed of more)?	res							homes into multiple dwellings, providing certain criteria are met. This could help to meet housing needs by increasing the total number of		design and location of sites this alternative could	
IIA5 Housing: To deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs?	No							dwellings in the Borough. However, it is noted that there are no size		apply to. However, it is noted that this is unlikely	
sites and ensure everyone has	Uncrease the delivery number of and range of suitable accommodation to address the needs of older needs (including those wh	IO NO							requirements or criteria to ensure at least on family home is		to be known in advance for the entire plan period.	
access to housing, which is	require support or care)?								maintained. This could lead to an increase in the number of smaller			
affordable, and meets the needs	Is Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	Yes							dwellings and a decrease in the number of family sized homes, which			
of all residents including the									may not meet the needs of the Borough. Therefore, an uncertain effect is identified as it is unclear if an increase in flats would help to			
elderly, families with children		s? Yes	1						meet current needs in the Borough.			
and other vulnerable groups									_			
İ												
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
l	of transport?	, , , ,	''/^	,,,	,^	.,,,	"/^	itcutiai	of the IIA objective. Therefore a neutral effect is predicted.	.40		
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	7						,			
To reduce the need to travel and	nd		_									
promote sustainable travel	Improve existing cycling and walking network and provide new routes?	No	4									
habits including walking, cycling and public transport usage.	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No										
passe consport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and-	No	1									
	communications infrastructure?						<u> </u>					
IIA7 Air, Light and Noise	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	g Yes	Indirect	Low		Localised		Minor Positive	Alternative 1 contains a specific criterion which requires conversion	No		
Pollution: To minimise air, light and noise	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a				(10yrs)		rsible		developments to ensure there is adequate light, with limited noise			
pollution and ensure that future	result of new development:	No	\dashv						exposure, through the implementation of existing Policy DM26.			
growth does not lead to the		NO										
, , ,												
further deterioration of	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and distric	t No	N/A	N/A	N/A	N/A	N/A	Noutral	Criterion 3i of the preferred Policy HO2 includes a requirement for	No		
-	ISOSPORE LINE DELIVERY OF THE WASIE AND TOW CAPSON CHIEFEY CASACILY INICIAUMIE SHAIL SCALE, COMMINIUMICY CHIEFEY SHORECS AND DISTRIC	. No	IN/A	IN/A	IN/A	IN/A	IN/A	Neutral	Criterion 3j of the preferred Policy HO2 includes a requirement for conversions to provide parking on-site in order to avoid more on	1.0		
further deterioration of environmental conditions	heat networks) in line with the London Plan (2021)?			1	1	1				I	į.	
further deterioration of environmental conditions IIA8 Minimising Contributions to	heat networks) in line with the London Plan (2021)?	Yes							street parking. Whilst this could be seen to be encouraging car use,			
further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)? to Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy?	No							street parking. Whilst this could be seen to be encouraging car use, parking provision will be in line with the Parking policy (Policy M2)			
further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's	heat networks) in line with the London Plan (2021)? to Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient?	No No							parking provision will be in line with the Parking policy (Policy M2) and by providing off-street parking, it may facilitate the installation of			
further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the	heat networks) in line with the London Plan (2021)? to Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No							parking provision will be in line with the Parking policy (Policy M2)			
further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's	heat networks) in line with the London Plan (2021)? to Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No No							parking provision will be in line with the Parking policy (Policy M2) and by providing off-street parking, it may facilitate the installation of			

IIA9 Adaptation to Climate	Attribute fleed stell and annua new development and the track the annuising of systematic value of decisions?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?								of the IIA objective. Therefore a neutral effect is predicted.		
Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No									
change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure-	No	1 1								
extreme weather and reduced	across the borough and within the wider area?										
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No							of the IIA objective. Therefore a neutral effect is predicted.		
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No									
biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No]								
and improve connectivity	Achieve biodiversity net gain (BNG) in new developments?	No	1 1								
between, and access to, green	Provide new or improved access to greenspaces?	No	J I								
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No									
spaces and functional nabitats.	borough)?]								
	Protect sites of geological importance?	No									
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No	Į						of the IIA objective. Therefore a neutral effect is predicted.		
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond										
assets (including known and	appropriately to local character, townscape and context?		. I								
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	4								
and their settings and where	Improve the condition of the historic environment?	No	4								
	Encourage heritage-led regeneration?	No	4 1								
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
IIA12 Landscape and Townscape:	Promote high quality and contextually successful design?	Yes	. I						of the IIA objective. Therefore a neutral effect is predicted.		
To conserve and enhance the	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No									
borough's landscape and	The determinant of the section of th		1 1								
townscape character	Protect sensitive areas and protected views?	No	1								
	Safeguard landscape and townscape features such as trees?	No									
		N.	In discret	1	A 4 a d'anna	1 1 1	D	1 4' D '1'	Alternative 4 (Friedra Ballan BASC) alleres for the convenience		
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	NO NO	Indirect	Low		Localised		Minor Positive	Alternative 1 (Existing Policy DM26) allows for the conversion of	NO	
1	Avoid development of grounfield land?	Voc	1		(10yrs)		rsible		homes into multiple dwellings, providing certain criteria are met. This		
IIA13 Soils and Water:	Avoid development of greenfield land? Promote the efficient use of minerals?	Yes	- I						could help to encourage the redevelopment of previously developed land, whilst also increasing the number of homes within the Borough -		
To minimise water and soil	Protect soil quality and avoid soil pollution?	+	 						thus avoiding the need to develop on as much greenfield land.		I
pollution and ensure protection	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage		1						Therefore, an indirect minor positive effect has been identified.		
of natural resources including	targets in new developments?								mererore, an maneut minor positive effect has been identified.		
greenfield land, soil and minerals	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of		1								
resources	groundwater and water bodies?										
	Browners and nater powers:		1 1								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?										
	Encourage new developments to provide adequate space for waste separation?	Yes	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Alternative 1 (Existing Policy DM26) requires conversions to retain	No	
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes]		(10yrs)		rsible		space for waste bins, and also allows for the redevelopment of		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No							existing buildings into multiple homes rather than demolition.		
To minimise waste.	Safeguard existing waste management sites?	No									
h			_								

Significant Negative and	Uncertain	Effects
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Significant Negative and Uncertain Effects

IIA5: Alternative 1 (Existing Policy DM26) allows for the conversion of homes into multiple dwellings, providing certain criteria are met. This could help to meet housing needs by increase in the number of family sized homes, which may not meet the needs of the Borough. Therefore, an uncertain effect is identified as it is unclear if an increase in flats would help to meet current needs in the Borough.

IIAS:The precise nature of potential effects for IIAS cannot be determined without details of the design and location of sites this alternative could apply to. However, it is noted that this is unlikely to be known in advance for the entire plan period.

IIA4:It is suggested Policy DM26 is reworded to "achieve an excellent environmental in relation to...", as this could help to ensure proposal aspire to achieving the best living conditions for future residents.

Policy/Alternative name	HO2: Conversion and redevelopment of larger dwellings - Alternative 2
Chapter	Chapter 04: Housing
Policy/alternative description	Policy should not include a minimum 130m2 size threshold for the conversion/redevelopment of homes into flats.
Assumptions Made	It has been assumed that this alternative would include proposed wording of Policy HO2, bar criterion 1a.

	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
	development? Support the provision of world class infrastructure and connectivity?	No	1						of the IIA objective. Therefore a neutral effect is predicted.			
	Support flexible working practices?	No	1									
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs?	No	-									
support the creation of new	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No										
	e Safeguard existing town centres?	No	1									
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No	1									
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	Ne	1									
	floor space?		1									
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No	NI/A	N/A	NI/A	NI/A	N/A	November	The electronic anither compared and detrocks from the colinion mane	No		1
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	I NO	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
To create greater employment opportunities and higher value	Face was a developed to demonstrate here they are investing in skills and apple time level apple.	Na	-									
jobs for all ages across the whole	Encourage developers to demonstrate now they are investing in skins and employing local people.	I NO										
borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,		Indirect	Low	Medium	Localised	Permanent/Reve	Minor Positive	This alternative requires the focusing of development in areas with a	No		
	including:				(10yrs)		rsible		higher PTAL score (3-6) which should ensure residents have good			
	oeducation facilities? orecreation facilities?								access local facilities and services, including public transport. The alternative also considers the need to ensure ground floor flats are			
IIA3 Accessibility:	ohealth services?								designed with those with physical disabilities and elderly residents in			
To improve local accessibility to healthcare, education, retail		No	-						mind. This could help to ensure ease of access to homes and nearby			
facilities, general community	Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities?	No No	1						amenity spaces for all future residents. Therefore, an indirect minor positive effect is recorded.			
facilities and recreational	Ensure local facilities have capacity to accommodate proposed development?	No	1						positive effect is recorded.			
	s Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,											
and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	Ne	1									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	e										
	who are disabled, elderly, families with children?	Voc	N/A	N/A	N/A	N/A	N/A	Uncortain	This alternative requires conversions to ensure all homes are dual	No	The precise nature of notential effects for IIAA	
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	res	N/A	N/A	N/A	N/A	IN/A	l .	This alternative requires conversions to ensure all homes are dual aspect, with privacy, daylight and exposure t external noise. These	No	The precise nature of potential effects for IIA4 cannot be determined without details of the	
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	Yes	1					l .	factors will contribute to ensuring the health and wellbeing of		design and location of sites this alternative could	
	and recreation facilities?	V	-					l .	residents is maintained. The focusing of development in areas with a		apply to. However, it is noted that this is unlikely	
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	Yes	1					I	higher PTAL score (3-6), which could indirectly help to ensure future residents are able to utilise active travel such as cycling. However,		to be known in advance for the entire plan period.	
Enable residents to lead a	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	livo							there are no minimum size thresholds for this alternative, which			
healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No							could lead to the creation of small, cramped dwellings. Further			
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No No	1						details of developments are needed to determine the nature of effects for IIA4, hence an uncertain effect has been recorded.			
	Encourage the protection of anotherns and encourage the derivery of new spaces to grow rood:	No	1						errects for 1124, ficine all uncertain errect has been recorded.			
	Ensure all representative groups will be consulted and engaged with?											
						<u> </u>						
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	N/A	N/A	N/A	N/A	N/A	I	Alternative 2 allows for the conversion of homes into multiple	No	The precise nature of potential effects for IIA5 cannot be determined without details of the	
HAT Haveiner	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	res							dwellings, providing certain criteria are met. This could help to meet housing needs by increasing the total number of dwellings in the		design and location of sites this alternative could	
IIA5 Housing: To deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs?	No	1						Borough. However, it is noted that there are no size requirements or		apply to. However, it is noted that this is unlikely	
sites and ensure everyone has	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	0 No							criteria to ensure at least on family home is maintained. This could		to be known in advance for the entire plan period.	
access to housing, which is	require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes	1						lead to an increase in the number of smaller dwellings and a decrease in the number of family sized homes, which may not meet the needs			
affordable, and meets the needs of all residents including the	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								of the Borough. Therefore, an uncertain effect is identified as it is			
elderly, families with children			1						unclear if an increase in flats would help to meet current needs in the	2		
and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites:	? Yes							Borough.			
	Favore and development is leasted within an account. Alternative favore and the second	Vee	la di - ·	Mar alt.	Man dr. "	Derry 1	Darm /D	Mineral	MANUAL Abis all acceptables will and all acceptables and		1	
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	res	Indirect	Medium	Medium/L ong	Borough Wide	Permanent/Reve rsible		Whilst this alternative will not directly increase public or active travel routes, the focussing of development in areas with higher PTAL	No		
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	1						scores and intensification of development in areas which are most			
To reduce the need to travel and			4						accessible could indirectly assist in increasing sustainable travel			
promote sustainable travel habits including walking, cycling	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No.	1						habits of future residents.			
and public transport usage.	s minimus and minimus to opportunities to decess public transport including where there are existing issues (south as steps)+											
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No										
IIA7 Air, Light and Noise	communications infrastructure? Escure pour and existing communities are not adversaly affected by poor air quality and noise nellyting including from inscession.	T Voc	Indicast	le	Modium	Localisa	Dormanast/D	Minor Position	Alternative 2 contains a specific criterion which requires conversion	No	<u> </u>	
Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a	5 lies	Indirect	Low	Medium (10yrs)	Localised	rsible		developments to ensure there is adequate light, with limited noise	100		
To minimise air, light and noise	result of new development?				\=3,.5/				exposure.			
pollution and ensure that future growth does not lead to the	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
further deterioration of												
environmental conditions	Consentate delivery of secondal and law early early ea	No.	la di . ·	1	NA17	la	Darm /n	Miner De 111	The electrostic comparis the religions of the second	Ne		
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)?	- NO	Indirect	Low	iviedium	Localised	Permanent/Reve rsible		The alternative supports the achievement of objective IIA8 as it highlights that development proposals should be located in the most	INO		
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes]						appropriate area for public transport (e.g.: areas that have a PTAL			
IIA8 Minimising Contributions to	Promote a low carbon local economy?	No	1						rating of 3-6 with good access to public transport, local services and			
Climate Change:	Ensure new developments are energy efficient?	No	J	I	I	I	I		facilities). Criterion 2j of the preferred Policy HO2 includes a	I	I	1

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To reduce the borough's	Minimise greenhouse gas emissions?	Yes]						requirement for conversions to provide parking on-site in order to avoid more on street parking. Whilst this could be seen to be		
contribution towards the			1 1						encouraging car use, parking provision will be in line with the Parking		
emission of climate change gases	5		1 1						policy (Policy M2) and by providing off-street parking, it may facilitate		
			1 1						the installation of electric charging points. Overall, a minor positive		
			1 1						effect is identified.		
			1 1						enect is identified.		
IIA9 Adaptation to Climate		No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement No		
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	""	","	.,,,,	""	","	,		of the IIA objective. Therefore a neutral effect is predicted.		
Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No	1 1		1						
change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No	1 1								
extreme weather and reduced	across the borough and within the wider area?										
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement No		
HAAR Die die eeriteer	Conserve, enhance and repair nationally and locally designated wildlife sites?	No	1		1	'			of the IIA objective. Therefore a neutral effect is predicted.		
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats?	No	1 1								
To safeguard and enhance	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No]								
biodiversity and geodiversity	Achieve biodiversity net gain (BNG) in new developments?	No]								
and improve connectivity	Provide new or improved access to greenspaces?	No]								
between, and access to, green spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No]								
spaces and functional habitats.	borough)?										
	Protect sites of geological importance?	No	1 1								
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	Indirect	Low	Medium/L	Localised	Permanent/Reve	Minor Positive	An indirect minor positive effect has been identified for IIA11, as No		The addition of explicit text which requires the
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No	1 1		ong		rsible		Alternative 2 requires conversions to retain existing entrances to		consideration of the local historic environment
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond		1 1		1				dwellings where possible, and ensure external alterations of not		could help to further improve the score for IIA13.
assets (including known and	appropriately to local character, townscape and context?		J		1				detract from the appearance of properties. In areas with strong		
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1 1		1				heritage character, this could help to maintain the current setting.		
and their settings and where	Improve the condition of the historic environment?	No	1 1								
appropriate improve the quality	Encourage heritage led regeneration?	No	4 1								
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No									
1	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	N/A	N/A	N/A	N/A	N/A	l .	Alternative 2 allows for the redevelopment of larger dwellings into No	Further details of the developments likely to come	
IIA12 Landscape and Townscape:	Promote high quality and contextually successful design?	Yes	. I		1				two or more smaller homes without the need to retain a family sized	forwards under this policy (such as design and	
To conserve and enhance the	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No	1 1		1				home. This could increase the number of conversions undertaken.	location) are required in order to determine the	
borough's landscape and			4 1		1				The precise nature of the potential effect on the townscape is	precise nature of potential effects.	
townscape character	Protect sensitive areas and protected views?	No	4 1		1				unknown, as the locations and design of conversions is not yet		
1	Safeguard landscape and townscape features such as trees?	No							known. Therefore an uncertain effect has been recorded.		
		No	Indirect	Low	Medium	Localisad	Permanent/Pero	Minor Positivo	Alternative 2 allows for the conversion of homes into multiple No		
1	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	NO.	"iuii ect	LOW	(10yrs)	Localised	rsible		dwellings, providing certain criteria are met. This could help to		
	Avoid development of greenfield land?	Yes	1 1		(10913)		ISIDIC		encourage the redevelopment of previously developed land, whilst		
IIA13 Soils and Water:	Promote the efficient use of minerals?	103	1						also increasing the number of homes within the Borough - thus		
To minimise water and soil	Protect soil quality and avoid soil pollution?		1						avoiding the need to develop on as much greenfield land. Therefore,		
pollution and ensure protection	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage		1						an indirect minor positive effect has been identified.		
of natural resources including	targets in new developments?								positive circuit nos seen dentined.		
greenfield land, soil and minerals	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of		1								
resources	groundwater and water bodies?										
1			1								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?										
	Encourage new developments to provide adequate space for waste separation?	Yes	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Alternative 2 requires conversions to retain space for waste and No		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes	1		(10yrs)		rsible		recycling, and also allows for the redevelopment of existing buildings		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No	1		` ' ' '				into multiple homes rather than demolition.		
	Safeguard existing waste management sites?	No	1								
	Bernard State									1	ı

IIA4: This alternative requires conversions to ensure all homes are dual aspect, with privacy, daylight and exposure t external noise. These factors will contribute to ensuring the health and wellbeing of residents is maintained. The focusing of development in areas with a higher PTAL score (3-6), which could indirectly help to ensure future residents are able to utilise active travel such as cycling. However, there are no minimum size thresholds for this alternative, which could lead to the creation of small, cramped dwellings. Further details of developments are needed to determine the nature of effects for IIA4, hence an uncertain effect has been recorded.

IIA5: Alternative 2 allows for the conversion of homes into multiple dwellings, providing certain criteria are met. This could help to meet housing needs by increasing the total number of family sized homes, which may not

meet the needs of the Borough. Therefore, an uncertain effect is identified as it is unclear if an increase in flats would help to meet current needs in the Borough.

IIA12: Alternative 2 allows for the redevelopment of larger dwellings into two or more smaller homes without the need to retain a family sized home. This could increase the number of conversions undertaken. The precise nature of the potential effect on the townscape is unknown, as the locations and design of conversions is not yet known. Therefore an uncertain effect has been recorded.

IIIA4:The precise nature of potential effects for IIA4 cannot be determined without details of the design and location of sites this alternative could apply to. However, it is noted that this is unlikely to be known in advance for the entire plan period.

IIA5:The precise nature of potential effects for IIA5 cannot be determined without details of the design and location of sites this alternative could apply to. However, it is noted that this is unlikely to be known in advance for the entire plan period. IIA12: Further details of the developments likely to come forwards under this policy (such as design and location) are required in order to determine the precise nature of potential effects.

IIA11:The addition of explicit text which requires the consideration of the local historic environment could help to further improve the score for IIA13.

Policy/Alternative name	HO2: Conversion and redevelopment of larger dwellings - Alternative 3
Chapter	Chapter 04: Housing
Policy/alternative description	Option 3: Policy should not require the re-provision of a family sized flat with a ground/upper floor area of 74m2 capable of providing a three-bed unit.
Assumptions Made	It has been assumed that this alternative would include proposed wording of Policy HO2, bar criterion 1b.

	IIA framework										
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No	
	development? Support the provision of world class infrastructure and connectivity?	No							IIA objective. Therefore a neutral effect is predicted.		
	Support the provision of working practices?	No									
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs?	No									
To deliver economic growth and support the creation of new	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No									
* * * * * * * * * * * * * * * * * * * *	Safeguard existing town centres?	No									
growth and retention of existing	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No									
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No									
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No									
	floor space?										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No									
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	NO NO	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No	
To create greater employment opportunities and higher value		No.							in to specific the rest of the area is predicted.		
jobs for all ages across the whole	Encourage developers to demonstrate how they are investing in skills and employing local people?	NO NO									
borough											
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,		Indirect	Low	Medium	Localised	Permanent/Reve	Minor Positive	This alternative requires the focusing of development in areas with a	No	
	including:				(10yrs)		rsible		higher PTAL score (3-6) which should ensure residents have good		
	oeducation facilities? orecreation facilities?								access local facilities and services, including public transport. The		
IIA3 Accessibility:	orecreation facilities? ohealth services?								alternative also considers the need to ensure ground floor flats are designed with those with physical disabilities and elderly residents in		
To improve local accessibility to	Increase the delivery of new or enhanced community and health facilities?	No							mind. This could help to ensure ease of access to homes and nearby		
healthcare, education, retail	Help ensure all children have access to a local school within reasonable walking distance?	No							amenity spaces for all future residents. Therefore, an indirect minor		
facilities, general community facilities and recreational	Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development?	No.							positive effect is recorded.		
	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	140	7								
and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?										
	A cid on the cid of th	N.	-								
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	No.	-								
	who are disabled, elderly, families with children?										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Low	1	Localised	Permanent/Reve	Minor	This policy will reduce the minimum design standards for family	No	
	quality of life and community cohesion?	Voc	-		ong		rsible	Negative	homes in conversions. This could lead to families living in unsuitable housing, due to a shortage of family accommodation.		
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	res							nousing, due to a shortage of family accommodation.		
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	Yes	_								
Enable residents to lead a	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No									
healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Ne	-								
	Increase provision of private amenity space?	No									
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No									
	Ensure all representative groups will be consulted and engaged with?	No	21/2				21/2		45 - 1 - 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1		
	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	Alternative 3 allows for the conversion of homes into multiple dwellings, providing certain criteria are met. This could help to meet	No	The precise nature of potential effects for IIA5 cannot be determined without details of the
IIA5 Housing:	increase the delivery of the right size of housing to dudiess local needs, particularly family sized housing (three bed of more):	103							housing needs by increasing the total number of dwellings in the		design and location of sites this alternative could
To deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs?	No							Borough. However, it is noted that there is no criteria to ensure at		apply to. However, it is noted that this is unlikely
sites and ensure everyone has	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No No							least one family home is maintained. This could lead to an increase in		to be known in advance for the entire plan period.
access to housing, which is	require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes	-						the number of smaller dwellings and a decrease in the number of family sized homes, which may not meet the needs of the Borough.		
affordable, and meets the needs of all residents including the	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								Therefore, an uncertain effect is identified as it is unclear if an		
elderly, families with children			4						increase in flats would help to meet current needs in the Borough.		
and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes									
		lv	1				D	Min. 2	MIL San Alexander and the second seco		
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Indirect	Medium	Medium/L ong	Borough Wide	Permanent/Reve rsible	Minor Positive	Whilst this alternative will not directly increase public or active travel routes, the focussing of development in areas with higher PTAL	No	
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	┥		Unig	-viue	isible		scores and intensification of development in areas with higher PTAL		
To reduce the need to travel and			」 │						accessible could indirectly assist in increasing sustainable travel		
promote sustainable travel	Improve existing cycling and walking network and provide new routes?	No.							habits of future residents.		
habits including walking, cycling and public transport usage.	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No									
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No	1								
IIA7 Air, Light and Noise	communications infrastructure?	. W	10.00		N4. "	1	D	Mines P. 10	About the 2 and the same of th	N-	
Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a	ires	Indirect	Low	Medium (10yrs)	Localised	rsible	WITHOU POSITIVE	Alternative 3 contains a specific criteria which requires conversion developments to ensure there is adequate light, with limited noise	INU	
To minimise air, light and noise	result of new development?				, == , ,				exposure.		
pollution and ensure that future growth does not lead to the	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No									
further deterioration of											
environmental conditions	Consent the delivery of consented and law seeks a second second in the delivery of the deliver	Ne	la d'ini	1.000	Madri	Lassita	Dosmono	Minor Projet	Criterian 2: of the grafeword Police UC2 in the days of the	Ne	
IIA8 Minimising Contributions to	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)?	- I NC	Indirect	Low	iviedium	Localised	Permanent/Reve rsible	ivilnor Positive	Criterion 3j of the preferred Policy HO2 includes a requirement for conversions to provide parking on-site in order to avoid more on	INO	
Climate Change:	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes					. 5.5.0		street parking. Whilst this could be seen to be encouraging car use,		
To reduce the borough's contribution towards the	Promote a low carbon local economy?	No							parking provision will be in line with the Parking policy (Policy M2)		
	Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No							and by providing off-street parking, it may facilitate the installation of		
IIA9 Adaptation to Climate		Yes No	N/A	N/A	N/A	N/A	N/A	Neutral	electric charging points. Overall, a minor positive effect is identified. The policy neither supports nor detracts from the achievement of the	No	
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?		,,,	,//	.,,,	,,,	,.	catiai	IIA objective. Therefore a neutral effect is predicted.		
Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No					I		·		

change including flood risk,											
	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No									
extreme weather and reduced	across the borough and within the wider area?										
4	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No	
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No	1 1						IIA objective. Therefore a neutral effect is predicted.		
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No	1 1								
100	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No	1 1								
biodiversity and geodiversity	Achieve biodiversity net gain (BNG) in new developments?	No	1 1								
and improve connectivity	Provide new or improved access to greenspaces?	No	1 1								
I snaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No									
	Protect sites of geological importance?	No	1								
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	Indirect	Low	Medium/L	Localised	Permanent/Reve	Minor Positive	An indirect minor positive effect has been identified for IIA11, as	No	The addition of explicit text which requires the
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No	1		ong		rsible		Alternative 3 requires conversions to retain existing entrances to		consideration of the local historic environment
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond		1		"		'''		dwellings where possible, and ensure external alterations of not		could help to further improve the score for IIA13.
	appropriately to local character, townscape and context?								detract from the appearance of properties. In areas with strong		,
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1 1						heritage character, this could help to maintain the current setting.		
	Improve the condition of the historic environment?	No	1								
appropriate improve the quality	Encourage heritage-led regeneration?	No	1								
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No	1								
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Low	Medium/L	Localised	Permanent/Reve	Minor Positive	Alternative 3 contains a number of criteria which should help to	No	
D.	Promote high quality and contextually successful design?	Yes	1 1		ong		rsible		ensure conversions are undertaken in a sympathetic manner to the		
IIA12 Landscape and Townscape:		No	1 1		"				existing townscape, through careful design. For example, criteria 3h		
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?								and 3i require external alterations and landscaping fits in with the		
borough's landscape and	Protect sensitive areas and protected views?	No	1 1						current street setting.		
townscape character		No	1 1								
 \	Safeguard landscape and townscape features such as trees?	,									
s	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	Indirect	Low	Medium (10yrs)	Localised	Permanent/Reve rsible		Alternative 3 allows for the conversion of homes into multiple dwellings, providing certain criteria are met. This could help to	No	
HA12 Sails and Water	Avoid development of greenfield land?	Yes]						encourage the redevelopment of previously developed land, whilst		
IIA13 Soils and Water: To minimise water and soil	Promote the efficient use of minerals?		7						also increasing the number of homes within the Borough - thus		
I Pi	Protect soil quality and avoid soil pollution?		7						avoiding the need to develop on as much greenfield land. Therefore,		
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage		1						an indirect minor positive effect has been identified.		
t-	targets in new developments?]								
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of		1								
resources	groundwater and water bodies?		1 1								
E	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?										
E	Encourage new developments to provide adequate space for waste separation?	Yes	Direct	Low	Medium			Minor Positive	Alternative 3 requires conversions to retain space for waste and	No	
IIA14 Waste: E	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes	J l		(10yrs)				recycling, and also allows for the redevelopment of existing buildings		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No							into multiple homes rather than demolition.		
(E	Safeguard existing waste management sites?	No	1		1						

Significant Negative and Uncertain Effects

IIA5: Alternative 3 allows for the conversion of homes into multiple dwellings, providing certain criteria are met. This could help to meet housing needs by increasing the total number of dwellings in the Borough. However, it is noted that there is no criteria to ensure at least one family home is maintained. This could lead to an increase in the number of smaller dwellings and a decrease in the number of family sized homes, which may not meet the needs of the Borough. Therefore, an uncertain effect is identified as it is unclear if an increase in flats would help to meet current needs in the Borough.

Potential Cumulative Effects Identified

Mitigation

IIA5:The precise nature of potential effects for IIA5 cannot be determined without details of the design and location of sites this alternative could apply to. However, it is noted that this is unlikely to be known in advance for the entire plan period.

IIA11:The addition of explicit text which requires the consideration of the local historic environment could help to further improve the score for IIA13.

Policy/Alternative name	HO2: Conversion and redevelopment of larger dwellings - Alternative 4
Chapter	Chapter 04: Housing
Policy/alternative description	Policy should not include any reference to locations with a Public Transport Accessibility Level of 3-6
Assumptions Made	It has been assumed that this alternative would include proposed wording of Policy HO2, bar criterion 1c.

	IIA framework								Assessment			
		Assessment	Direct/			Snatial	Permanence/			Potential for		
IIA objective	Assessment Questions	Question Screened in?	Indirect	Magnitude	Duration	Extent	Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
	development? Support the provision of world class infrastructure and connectivity?	Nα							IIA objective. Therefore a neutral effect is predicted.			
	Support the provision of world class fill astructure and connectivity? Support flexible working practices?	No.	-									
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs?	No										
To deliver economic growth and	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No										
support the creation of new	e Safeguard existing town centres?	No										
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses												
	Improve existing shopping facilities within town centres and neighbourhood parades?	No										
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	NO NO										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No										
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
To create greater employment									IIA objective. Therefore a neutral effect is predicted.			
opportunities and higher value	Encourage developers to demonstrate now they are investing in skins and employing local people.	No										
jobs for all ages across the whole borough												
bolougii						1						
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:		Indirect	Low	Medium (10yrs)	Localised	Permanent/Irrev ersible	Minor Negative	This alternative considers the need to ensure ground floor flats are designed with those with physical disabilities and elderly residents in	No		
	oeducation facilities?		1		(10)13)	1	CI SIDIC	gutive	mind. This could help to ensure ease of access to homes for all future			
	orecreation facilities?		1			1			residents. However, there is no requirement within this alternative to			
IIA3 Accessibility:	ohealth services?	N.	-						consider PTAL scores (access to frequent public transport). This could			
To improve local accessibility to healthcare, education, retail	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No.	-						inhibit some residents from accessing services, employment or education, which is not in the immediate vicinity of converted			
facilities, general community	Increase education facility provision for children with learning disabilities?	No							dwellings. Additionally, this alternative may result in the			
facilities and recreational	Ensure local facilities have capacity to accommodate proposed development?	No							intensification of existing residential uses in less accessible locations,			
	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,								which may impact residents access to local facilities and services.			
and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?								Therefore a minor negative effect has been recorded.			
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No										
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	e										
	who are disabled, elderly, families with children?		Discost.	1	1 4 a d'a a d'a	I P d	D /D	14000	This also are the second of th	No.		It is a second of the cells of a 20 is a second of from the
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	res	Direct	Low	ong ong	Localised	Permanent/Reve rsible	Minor Negative	This alternative requires conversions to ensure all homes are dual aspect, with privacy, daylight and exposure to external noise. These	No		It is suggested the criterion 3e is reworded from "a satisfactory environment in terms of" to
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)) Yes	1						factors will contribute to ensuring the health and wellbeing of			"achieve an excellent environmental in relation
	and recreation facilities?		_						residents is maintained. However, this alternative does not require			to", as this could help to ensure proposal aspire
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	Yes	_						accessibility of locations to be considered, which could restrict access			to achieving the best living conditions for future
Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	NO NO							to services required to maintain a healthy and active lifestyle. Additionally, this alternative may result in the intensification of			residents.
meaning, good quanty me	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No							existing residential uses in less accessible locations, which may			
	Increase provision of private amenity space?	No							impact residents access to local facilities and services. Hence an			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No							overall minor negative effect has been recorded.			
	Ensure all representative groups will be consulted and engaged with? Increase the number of additional homes delivered to most local needs (harnets?)	No.	Direct	Low	Medium	Localicad	Permanent/Reve	Significant	Alternative 4 allows for the conversion of homes into multiple	No		
	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes	Direct	LOW	(10yrs)	Localised	rsible	Positive	dwellings, providing certain criteria are met. This could help to meet	l No		
IIA5 Housing:	§ ((20).0,				housing needs. In addition, floorspace requirements should help to			
To deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs?	No							retain family sized homes, thus meeting the identified need for famil	·		
sites and ensure everyone has	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	o No							homes within the Borough. Accessibility is also a requirement,			
access to housing, which is	require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes	-						particularly for ground floor flats, which should be adaptable for elderly or physically disabled residents. A potential significant			
affordable, and meets the needs of all residents including the	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	1.63							positive effect has been identified, although it is noted that this is of			
elderly, families with children			_						low magnitude due to the small number of conversions likely to occu			
and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites	? Yes							from total residential development.			
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	Indirect	Low	1	1 -	Permanent/Irrev		This alternative does not consider the accessibility of developments	No		
IIA6 Sustainable Travel:	of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	+		ong	Wide	ersible	Negative	in relation to public transport and services. This could lead to the intensification of development in less accessible areas than the			
To reduce the need to travel and		1.55				1			proposed policy/other alternatives. Therefore a minor negative effect	:		
promote sustainable travel	Improve existing cycling and walking network and provide new routes?	No							has been recorded.			
habits including walking, cycling	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No				1						
and public transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	Ne										
	communications infrastructure?											
IIA7 Air, Light and Noise	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	g Yes	Indirect	Low	Medium	Localised	Permanent/Reve	Minor	Alternative 3 contains a specific criterion (2e) which requires	No		
Pollution:	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a				(10yrs)		rsible	Negative	conversion developments to ensure there is adequate light, with			
To minimise air, light and noise pollution and ensure that future		No	-						limited noise exposure. However, the removal of the need to consider accessibility/PTAL scores could lead to an increase in car			
growth does not lead to the	The order of the second section of the character of the minimum regarded for safety and sectificity.	"							use, thus indirectly decreasing air quality. Therefore a potential			
further deterioration of						1			minor negative effect has been recorded.			
environmental conditions	Consentate delivery of secondal and law early early early early early early early early early early early early ea	No.	h:/:	21/2	h./-	1 11/-	11/4	Herry 1	Collegian 3) of the gustage of Bully 1103 to 1	Ne	The assesses astronomical and a second	
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)?	E-INO	N/A	N/A	N/A	N/A	N/A	Uncertain	Criterion 2j of the preferred Policy HO2 includes a requirement for conversions to provide parking on-site in order to avoid more on	INO	The precise nature of potential effects for IIA8 cannot be determined without knowledge of the	
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes	1						street parking. Whilst this could be seen to be encouraging car use,		location of sites this alternative could apply to.	
IIA9 Minimisiaa Castallania	Promote a low carbon local economy?	Ne							parking provision will be in line with the Parking policy (Policy M2)		However, it is noted that this is unlikely to be	
IIIA8 IVIINIMISING Contributions to	Ensure new developments are energy efficient?	No				1			and by providing off-street parking, it may facilitate the installation of	-	known in advance for the entire plan period.	

Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Minimise greenhouse gas emissions?	Yes							electric charging points. There is no requirement to consider the PTAL scores for conversions, which could lead to the intensification of development in areas of the Borough which require cars to access services, employment or education, thus increasing emissions. Further details of the locations of developments would be needed to ascertain the precise nature of effects for IIA8.			
IIA9 Adaptation to Climate		No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	1	
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?		'',''		,	,	.,,		of the IIA objective. Therefore a neutral effect is predicted.			
Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No										
change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No										
extreme weather and reduced	across the borough and within the wider area?											
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No	4						of the IIA objective. Therefore a neutral effect is predicted.			
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No	4 1									
biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No	4 1									
and improve connectivity	Achieve biodiversity net gain (BNG) in new developments?	No	4 1									
between, and access to, green	Provide new or improved access to greenspaces?	No	4 1									
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	Ne										
	borough)?	No	1 1									
IIA11 Historic Environment:	Protect sites of geological importance? Conserve and/or enhance heritage assets, historic environment, and their settings?	No.	Indirect	Low	Madium /	Lasslinad	Dosmonost/Dovo	Miner Desitive	An indirect minor positive effect has been identified for IIA11, as	Ne		The addition of audicit tout which requires the
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No	Indirect	LOW	ong	Localised	rsible	willor Positive	Alternative 4 requires conversions to retain existing entrances to	INO		The addition of explicit text which requires the consideration of the local historic environment
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond	NU	1 1		Ulig		TSIDIE		dwellings where possible, and ensure external alterations of not			could help to further improve the score for IIA13.
assets (including known and	appropriately to local character, townscape and context?		1 1						detract from the appearance of properties. In areas with strong			codid help to further improve the score for fixes.
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1 1						heritage character, this could help to maintain the current setting.			
and their settings and where	Improve the condition of the historic environment?	No	1 1						mentage character, this could help to maintain the current setting.			
_	Encourage heritage led regeneration?	No	1 1									
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No	1									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Low	Medium/L	Localised	Permanent/Reve	Minor Positive	Alternative 4 contains a number of criteria which should help to	No		
	Promote high quality and contextually successful design?	Yes	1 1		ong		rsible		ensure conversions are undertaken in a sympathetic manner to the			
IIA12 Landscape and Townscape: To conserve and enhance the	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No	1						existing townscape, through careful design. For example, criteria 3h and 3i require external alterations and landscaping fits in with the			
borough's landscape and	Protect sensitive areas and protected views?	No	1 1						current street setting.			
townscape character	Safeguard landscape and townscape features such as trees?	No	1						, and the second			
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	Indirect	Low	Medium (10yrs)	Localised	Permanent/Reve rsible	Minor Positive	Alternative 4 allows for the conversion of homes into multiple dwellings, providing certain criteria are met. This could help to	No		
IIA12 Salla and Mas	Avoid development of greenfield land?	Yes]		' ' '				encourage the redevelopment of previously developed land, whilst			
IIA13 Soils and Water: To minimise water and soil	Promote the efficient use of minerals?]						also increasing the number of homes within the Borough - thus			
pollution and ensure protection	Protect soil quality and avoid soil pollution?]						avoiding the need to develop on as much greenfield land. Therefore,			
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage								an indirect minor positive effect has been identified.			
greenfield land, soil and minerals	targets in new developments?]									
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?											
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?											
	Encourage new developments to provide adequate space for waste separation?	Yes	Direct	Low	Medium			Minor Positive	Alternative 4 requires conversions to retain space for waste and	No		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes	1		(10yrs)				recycling, and also allows for the redevelopment of existing buildings			
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No							into multiple homes rather than demolition.			
	Safeguard existing waste management sites?	No										

liA8: Criterion 2j of the preferred Policy HO2 includes a requirement for conversions to provide parking on-site in order to avoid more on street parking, whilst this could be seen to be encouraging car use, parking provision will be in line with the Parking policy (Policy M2) and by providing off-street parking, it may facilitate the installation of electric charging points. There is no requirement to consider the PTAL scores for conversions, which could lead to the tensification of development in areas of the Borough which require cars to access services, employment or education, thus increasing emissions. Further details of the locations of developments would be needed to ascertain the precise nature of effects for IIA8.

Significant Positive Effects

IIA5: Alternative 4 allows for the conversion of homes into multiple dwellings, providing certain criteria are met. This could help to meet housing needs. In addition, floorspace requirement, should help to retain family sized homes, thus meeting the identified need for family homes within the Borough. Accessibility is also a requirement, particularly for ground floor flats, which should be adaptable for elderly or physically disabled residents. A potential significant positive effect has been identified, although it is noted that this is of low magnitude due to the small number of conversions likely to occur from total residential development.

Potential Cumulative Effects Identified

IIA8:The precise nature of potential effects for IIA8 cannot be determined without knowledge of the location of sites this alternative could apply to. However, it is noted that this is unlikely to be known in advance for the entire plan period.

iiA4:It is suggested the criterion 3e is reworded from "a satisfactory environment in terms of..." to "achieve an excellent environmental in relation to...", as this could help to ensure proposal aspire to achieving the best living conditions for future residents. IIA11:The addition of explicit text which requires the consideration of the local historic environment could help to further improve the score for IIA13.

Policy/Alternative name	HO2: Conversion and redevelopment of larger dwellings - Alternative 5
Chapter	Chapter 04: Housing
Policy/alternative description	The proposed housing conversions policy should not apply to demolitions of a larger family sized home.
Assumptions Made	It has been assumed that this alternative would include proposed wording of Policy HO2, bar criterion 6.
Assumptions made	it has been assumed that this alternative would include proposed wording or rolley rioz, bar criterion o.

IIA objective	Assessment Questions Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic									effects?		
		No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
	development? Support the provision of world class infrastructure and connectivity?	No							of the IIA objective. Therefore a neutral effect is predicted.			
UA1 Faranciii	Support flexible working practices?	No										
IIA1 Economy: deliver economic growth ar	Protect and retain an adequate supply of employment floor space to address business needs? India Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No No	+									
support the creation of new			4									
	the Safeguard existing town centres? Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No No	+									
businesses		1.0										
	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No No										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No	1									
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
o create greater employmen									of the IIA objective. Therefore a neutral effect is predicted.			
pportunities and higher valu bs for all ages across the who borough	Encourage developers to demonstrate now they are investing in sains and employing local people.	No										
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,		Indirect	Low	Medium	Localised	Permanent/Reve	Minor Positive	This alternative requires the focusing of development in areas with a	No	+	
	including:				(10yrs)		rsible		higher PTAL score (3-6) and considers the need to ensure ground			
	oeducation facilities? orecreation facilities?								floor flats are designed with those with physical disabilities and elderly residents in mind. This could help to ensure ease of access to			
IIA3 Accessibility:	ohealth services?		╛						homes and nearby amenity spaces for all future residents. Therefore,			
improve local accessibility the nealthcare, education, retail	to increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No.	-						an indirect minor positive effect is recorded.			
acilities, general community	8	No										
facilities and recreational	Ensure local facilities have capacity to accommodate proposed development?	No										
sources (including open spac and sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	section orientation, associate, serior reassignment, marriage and arm parties sup or pregnancy materially.		╛									
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No	4									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Low	Medium/L	Localised		Minor Positive	This alternative requires conversions to ensure all homes are dual	No	1	It is suggested the criterion 3e is reworded
	quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) Vos	4		ong		rsible		aspect, with privacy, daylight and exposure t external noise. These factors will contribute to ensuring the health and wellbeing of			satisfactory environment in terms of" to "achieve an excellent environmental in rela
	and recreation facilities?	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							residents is maintained. The focusing of development in areas with a			to", as this could help to ensure proposal
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	Yes	-						higher PTAL score (3-6), which could indirectly help to ensure future			to achieving the best living conditions for fu
Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	N o							residents are able to utilise active travel such as cycling. Therefore, an overall minor positive effect has been recorded,			residents.
,, 8 1,	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No							an overall million positive effect has been recorded,			
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No No	+									
	Ensure all representative groups will be consulted and engaged with?	No										
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct	Low	Medium	Localised	Permanent/Reve	_	Alternative 5 allows for the conversion of homes into multiple	No	Limits to the application of removing such	
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes			(10yrs)		rsible	Negative	dwellings, providing certain criteria are met. This could help to meet housing needs. In addition, floorspace requirements should help to		requirements for demolished dwellings could help to mitigate the potential negative effect	
	Provide affordable homes of the tenure and size to meet the identified needs?	No							retain family sized homes, thus meeting the identified need for		identified.	
IIA5 Housing: To deliver a range of housing	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)?	No							family homes within the Borough. Accessibility is also a requirement, particularly for ground floor flats, which should be adaptable for			
ites and ensure everyone ha		Yes	7						elderly or physically disabled residents. However, this alternative			
access to housing, which is fordable, and meets the nee									removes the requirement to consider such factors when demolishing	:		
of all residents including the		Yes	1						a dwelling for redevelopment. This could lead to fewer family homes in such instances, and could encourage some to demolish rather than	1		
elderly, families with children									redevelop sites. Therefore a potential significant negative effect has			
and other vulnerable groups									been recorded.			
							-					
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Indirect	Medium	Medium/L ong	Borough Wide	Permanent/Reve rsible	Minor Positive	Whilst this alternative will not directly increase public or active trave routes, the focussing of development in areas with higher PTAL	l No		
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	7						scores and intensification of development in areas which are most			
o reduce the need to travel as promote sustainable travel		No	-						accessible could indirectly assist in increasing sustainable travel habits of future residents.			
•	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No							mants of ruture residents.			
and public transport usage.		No	-									
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	NO										
IIA7 Air, Light and Noise	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from	Yes	Indirect	Low	1	Localised		Minor Positive	Alternative 5 contains a specific criterion (3e) which requires	No		
Pollution: o minimise air, light and nois	increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?				(10yrs)		rsible		conversion developments to ensure there is adequate light, with limited noise exposure.			
ollution and ensure that futu	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No	1						пппсса пове ехрозите.			
growth does not lead to the further deterioration of												
environmental conditions										1		
A8 Minimising Contributions	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and distric to heat networks) in line with the London Plan (2021)?	t No	N/A	N/A	N/A	N/A	N/A	Neutral	Criterion 3j of the preferred Policy HO2 includes a requirement for conversions to provide parking on-site in order to avoid more on	No		
Climate Change:	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes							street parking. Whilst this could be seen to be encouraging car use,			
	Promote a low carbon local economy?	No	-						parking provision will be in line with the Parking policy (Policy M2)			
To reduce the borough's	France and developments are appear officient?								and by providing off-street parking, it may facilitate the installation	1		
contribution towards the		Yes	7									
contribution towards the nission of climate change gas	Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	Yes	D1/A	N/A	N/A	N/A	N/A		of electric charging points. Overall, a neutral effect is identified.	Al-		
contribution towards the			N/A	N/A	N/A	N/A	N/A	Neutral		No		

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change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No]									1
extreme weather and reduced	across the borough and within the wider area?											
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No							of the IIA objective. Therefore a neutral effect is predicted.			
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No										
biodiversity and geodiversity and	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No										
improve connectivity between,	Achieve biodiversity net gain (BNG) in new developments?	No										
and access to, green spaces and	Provide new or improved access to greenspaces?	No	1									
functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No										
	Protect sites of geological importance?	No	1									
	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	Indirect	Low	Medium/L	Localised P	Permanent/Reve	Significant	An indirect minor positive effect has been identified for IIA11, as	No	Policies such as GR4: Building Heights could help	
IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No	1		ong		rsible	Negative	Alternative 5 requires conversions to retain existing entrances to		to ensure the re-development design considers	
To conserve and enhance the	Ensure that new development uses existing historic character and heritage significance to guide new development and respond		1						dwellings where possible, and ensure external alterations of not		the locality of sites, however, the removal of	
historic environment, heritage	appropriately to local character, townscape and context?								detract from the appearance of properties. However, in cases of		criterion 3h "Ensure that the design of any	
assets (including known and	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No							demolition, no such requirement will apply. This could lead to the		external alterations does not detract from the	
unknown archaeological sites)	Improve the condition of the historic environment?	No	1						design an creation of developments which are not in keeping with		appearance of the property or the street scene"	
and their settings and where	Encourage heritage led regeneration?	No	1						the current townscape.		will be hard to mitigate without specific criteria in	
appropriate improve the quality		No	1								relation to demolition.	
of the built environment	Help provide-solutions to those assets on the Heritage at Risk register?											
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Low	Medium/L	Localised P	Permanent/Reve	Significant	Alternative 5 contains a number of criteria which should help to	No	Policies such as GR4: Building Heights could help	
	Promote high quality and contextually successful design?	Yes]		ong		rsible	Negative	ensure conversions are undertaken in a sympathetic manner to the		to ensure the re-development design considers	
IIA12 Landscape and Townscape: To conserve and enhance the	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No							existing townscape, through careful design. However, this alternative does not require such considerations in the case of demolitions. This		the locality of sites, however, the removal of criterion 3h "Ensure that the design of any	
borough's landscape and	Protect sensitive areas and protected views?	No	1						could lead to the erosion of the existing townscape. Therefore, a		external alterations does not detract from the	
townscape character	Safeguard landscape and townscape features such as trees?	No							potential significant negative effect has been identified.		appearance of the property or the street scene" will be hard to mitigate without specific criteria in relation to demolition.	
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?—	No	Indirect	Low	Medium (10yrs)	Localised P	Permanent/Reve I	Minor Positive	Policy HO2 allows for the conversion of homes into multiple dwellings, providing certain criteria are met. This could help to	No		
IIA13 Soils and Water:	Avoid development of greenfield land?	Yes							encourage the redevelopment of previously developed land, whilst			
To minimise water and soil	Promote the efficient use of minerals?]						also increasing the number of homes within the Borough - thus			
pollution and ensure protection	Protect soil quality and avoid soil pollution?]						avoiding the need to develop on as much greenfield land. Therefore,			
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage								an indirect minor positive effect has been identified.			
greenfield land, soil and minerals	targets in new developments?		1									
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?											
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?											
1	Encourage new developments to provide adequate space for waste separation?	Yes	Indirect	Low		Localised P	Permanent/Irrev	Minor	Alternative 5 removes the stringent requirements of the proposed	No		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes	1		(10yrs)		ersible	Negative	policy from demolitions only. This could indirectly encourage			
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No	1						demolition rather than refurbishment of buildings.			
	Safeguard existing waste management sites?	No										

IIA5: Alternative 5 allows for the conversion of homes into multiple dwellings, providing certain criteria are met. This could help to retain family sized homes, thus meeting the identified need for family homes within the Borough. Accessibility is also a requirement, particularly for ground floor flats, which should be adaptable for elderly or physically disabled residents. However, this alternative removes the requirement to consider such factors when demolishing a dwelling for redevelopment. This could lead to fewer family homes in such instances, and could encourage some to demolish rather than redevelop sites. Therefore a potential significant negative effect has been recorded.

IIA12: Alternative 5 contains a number of criteria which should help to ensure conversions are undertaken in a sympathetic manner to the existing townscape, through careful design. However, in the case of demolitions. This could lead to the existing townscape. Therefore, a potential significant negative effect has been identified.

Significant Positive Effects

otential Cumulative Effects Identified

Mitigation

IIAS:Limits to the application of removing such requirements for demolished dwellings could help to mitigate the potential negative effect identified.

IIIA11:Policies such as GR4: Building Heights could help to ensure the re-development design considers the locality of sites, however, the removal of criterion 3h "Ensure that the design of any external alterations does not detract from the appearance of the property or the street scene" will be hard to mitigate without specific criteria in relation to demolition.

IIA12:Policies such as GR4: Building Heights could help to ensure the re-development design considers the locality of sites, however, the removal of criterion 3h "Ensure that the design of any external alterations does not detract from the appearance of the property or the street scene" will be hard to mitigate without specific criteria in relation to demolition.

Enhancements

IIAA:It is suggested the criterion 3e is reworded from "a satisfactory environment in terms of..." to "achieve an excellent environmental in relation to...", as this could help to ensure proposal aspire to achieving the best living conditions for future residents

Policy/Alternative name	HO2: Conversion and redevelopment of larger dwellings - Alternative 1
Chapter	Chapter 04: Housing
Policy/alternative description	Restrict the application of the conversions policy to certain areas and exclude it from others, via defining the boundaries of these on a map
Assumptions Made	It has been assumed that this alternative would include proposed wording of Policy HO2, with an additional map to indicate which areas of the Borough the policy applies to.
	Moreover, in areas which Policy HO2 does not apply, it is assumed that there would be additional policy wording limiting the conversion of larger dwellings, in order to protect
	these family sized homes.

	IIA framework	Assessment							Assessment	Potential for		
bjective	Assessment Questions	Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancements
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
	development?								of the IIA objective. Therefore a neutral effect is predicted.			
	Support the provision of world class infrastructure and connectivity?	No	-									
IIA1 Economy:	Support flexible working practices? Protect and retain an adequate supply of employment floor space to address business needs?	No.	+									
•	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No	-									
port the creation of new	Elimine the Many and Mashing of Conferences, by recalling and problems additional noor space for conference ase.											
esses, whilst supporting the	e Safeguard existing town centres?	No										
th and retention of existing	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses												
	Improve existing shopping facilities within town centres and neighbourhood parades?	No	-									
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	I NO										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No										
UA2 F	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA2 Employment: reate greater employment					'	'			of the IIA objective. Therefore a neutral effect is predicted.			
ortunities and higher value	Encourage developers to demonstrate how they are investing in skills and employing local people?	No	+									
for all ages across the whole		land.										
borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,		N/A	N/A	N/A	N/A	N/A	Uncertain	This alternative requires the focusing of development in areas with a	No	The inclusion of accessibility as a consideration for	rl
	including:		","	,	.,,,,	,	,5	0	higher PTAL score (3-6) and considers the need to ensure ground		the application of proposed Policy	
	oeducation facilities?								floor flats are designed with those with physical disabilities and		HO2/Alternative 6 could help to ensure a potentia	ıl
	orecreation facilities?								elderly residents in mind. This could help to ensure ease of access to		positive outcome for IIA3. Further details from the	1
IIA3 Accessibility:	ohealth services?		_			1			homes and nearby amenity spaces for all future residents. However,		Harrow planning officers could help to mitigate	
mprove local accessibility to	Increase the delivery of new or enhanced community and health facilities?	No	4						it is currently unknown which areas of the Borough Alternative 6		the uncertain effect identified.	
lithcare, education, retail	Help ensure all children have access to a local school within reasonable walking distance?	No	4			1			would apply to and consequently if these areas have good access to			
ilities, general community acilities and recreational	Increase education facility provision for children with learning disabilities? Ensure least facilities have capacity to assemble to proposed development?	No.	+			1			services and facilities. Therefore an uncertain effect has been			
icilities and recreational irces (including open spaces	Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	NO	7			1			recorded.			
and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	, , , , , , , , , , , , , , , , , , ,											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No										
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	e										
	who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	This alternative requires conversions to ensure all homes are dual	No	The inclusion of accessibility as a consideration for	r
	quality of life and community cohesion?		4						aspect, with privacy, daylight and exposure to external noise. These		the application of proposed Policy	
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	Yes							factors will contribute to ensuring the health and wellbeing of		HO2/Alternative 6 could help to ensure a potentia	
	and recreation facilities? Increase and improve opportunities for active travel including walking and cycling?	Yes	\dashv						residents is maintained. The focusing of development in areas with a higher PTAL score (3-6), which could indirectly help to ensure future		positive outcome for IIA3. Further details from the Harrow planning officers could help to mitigate	
A4 Health and Wellbeing:	increase and improve opportunities for active traver including waiking and cycling:	No.	+						residents are able to utilise active travel such as cycling. However, it		the uncertain effect identified.	
nable residents to lead a	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	140							is currently unknown which areas of the Borough Alternative 6 would		the uncertain effect identified.	
ealthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No							apply to and consequently if these areas have good access to services			
	Increase provision of private amenity space?	No							and facilities. Therefore an uncertain effect has been recorded.			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No										
		No										
	Ensure all representative groups will be consulted and engaged with?											
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct	Low	Medium	Localicad	Permanent/Reve	Significant	Alterative 6 would guide development throughout the Borough,	No		
	Increase the number of additional nomes delivered to meet local needs, targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Voc	Direct	LOW	(10yrs)	Localised	rsible		ensuring that the conversion of homes into multiple dwellings	NO NO		
	minerate the delivery of the right size of housing to dedices found needs, purchased in death of housing (affect see of housing)	1.63			(20).5)		151510	. ositive	occurring in optimal locations, whilst other areas are protected as			
IIA5 Housing: deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs?	No							areas for family sized homes. This could help to meet housing needs.			
s and ensure everyone has	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No No							In addition, floorspace requirements should help to retain family			
cess to housing, which is	require support or care)?								sized homes, thus meeting the identified need for family homes			
dable, and meets the needs	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes	1			1			within the Borough. Accessibility is also a requirement, particularly			
all residents including the	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?		1			1			for ground floor flats, which should be adaptable for elderly or			
erly, families with children	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites	Vos	-			1			physically disabled residents. A potential significant positive effect			
d other vulnerable groups	provide a range of different sized flousing sizes in order to maintain a stable supply and live-year familistippiy of deliverable sites	i l'es							has been identified, although it is noted that this is of low magnitude due to the relative proportion of conversions out of the total			
									residential development.			
									·			
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	Indirect	Medium	1	1 -	Permanent/Reve	Uncertain	Whilst this policy will not directly increase public or active travel	No	Further details of the locations for focussing the	
IAC Contain - lile T	of transport?	V	4		ong	Wide	rsible		routes, the focussing of development in areas with higher PTAL		redevelopment of larger homes could help to	
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes							scores and intensification of development in areas which are most		mitigate the uncertain effect identified.	
duce the need to travel and omote sustainable travel		No	-			1			accessible could indirectly assist in increasing sustainable travel			
omote sustainable travel is including walking, cycling	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No.	+			1			habits of future residents. However, the precise locations towards which development would be focused by Alterative 6 are not yet			
d public transport usage.	, merce there are existing issues patient and sport and doing where there are existing issues patients stepsy:								known, hence an uncertain effect has been recorded.			
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No	1									
	communications infrastructure?				<u></u>							
A7 Air, Light and Noise	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	Yes	Indirect	Low	Medium	Localised	Permanent/Reve	Minor Positive	Alterative 6 (Policy HO2) contains a specific criterion (3e) which	No		
Pollution:	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a				(10yrs)		rsible		requires conversion developments to ensure there is adequate light,			
inimise air, light and noise	result of new development:		_			1			with limited noise exposure.			
tion and ensure that future	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
owth does not lead to the further deterioration of						1						
vironmental conditions				L	<u></u>						<u> </u>	<u> </u>
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	No	N/A	N/A	N/A	N/A	N/A	Neutral	Criterion 3j of the preferred Policy HO2 includes a requirement for	No		
inimising Contributions to	heat networks) in line with the London Plan (2021)?					1			conversions to provide parking on-site in order to avoid more on			
Climate Change:	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes							street parking. Whilst this could be seen to be encouraging car use,			
reduce the borough's	Promote a low carbon local economy?	No				1			parking provision will be in line with the Parking policy (Policy M2)			
ontribution towards the	Ensure new developments are energy efficient?	No							and by providing off-street parking, it may facilitate the installation of	f		
	Minimise greenhouse are emissions?	Yes	1	1	1	1	1		electric charging points. Overall, a neutral effect is identified.	1		
ssion of climate change gases	s initialise greenitouse gas emissions:		1									

IIA9 Adaptation to Climate		No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?			'		'			of the IIA objective. Therefore a neutral effect is predicted.		
Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No									
change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No									
extreme weather and reduced	across the borough and within the wider area?										
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
HAAO Die die eeste ee	Conserve, enhance and repair nationally and locally designated wildlife sites?	No		'		'			of the IIA objective. Therefore a neutral effect is predicted.		
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats?	No									
To safeguard and enhance	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No									
biodiversity and geodiversity	Achieve biodiversity net gain (BNG) in new developments?	No									
and improve connectivity	Provide new or improved access to greenspaces?	No									
between, and access to, green	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No									
spaces and functional habitats.	borough)?										
	Protect sites of geological importance?	No									
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	Indirect	Low	Medium/L	Localised	Permanent/Reve	Minor Positive	An indirect minor positive effect has been identified for IIA11, as	No	The addition of explicit text which requires the
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No			ong		rsible		Alterative 6 (Policy HO2) requires conversions to retain existing		consideration of the local historic environment
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond		7		-				entrances to dwellings where possible, and ensure external		could help to further improve the score for IIA13.
assets (including known and	appropriately to local character, townscape and context?								alterations of not detract from the appearance of properties. In areas		
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No							with strong heritage character, this could help to maintain the		
and their settings and where	Improve the condition of the historic environment?	No							current setting.		
appropriate improve the quality	Encourage heritage led regeneration?	No							-		
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Low	Medium/L	Localised	Permanent/Reve	Minor Positive	Alternative 6 (Policy HO2) contains a number of criteria which should	No	
UA12 Landsons and Taurasans.	Promote high quality and contextually successful design?	Yes	7		ong		rsible		help to ensure conversions are undertaken in a sympathetic manner		
IIA12 Landscape and Townscape:		No							to the existing townscape, through careful design. For example,		
To conserve and enhance the	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?								criteria 3h and 3i require external alterations and landscaping fits in		
borough's landscape and	Protect sensitive areas and protected views?	No	_						with the current street setting.		
townscape character	·	No	_						, and the second		
	Safeguard landscape and townscape features such as trees?										
		No	Indirect	Low	Medium	Localised	Permanent/Reve	Minor Positive	Alternative 6 (Policy HO2) allows for the conversion of homes into	No	
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?				(10yrs)		rsible		multiple dwellings, providing certain criteria are met. This could help		
IIA13 Soils and Water:	Avoid development of greenfield land?	Yes							to encourage the redevelopment of previously developed land, whilst		
To minimise water and soil	Promote the efficient use of minerals?								also increasing the number of homes within the Borough - thus		
pollution and ensure protection	Protect soil quality and avoid soil pollution?								avoiding the need to develop on as much greenfield land. Therefore,		
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage								an indirect minor positive effect has been identified.		
greenfield land, soil and minerals	targets in new developments?										
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of										
resources	groundwater and water bodies?										
			7								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?					<u> </u>	<u> </u>				
	Encourage new developments to provide adequate space for waste separation?	Yes	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Alternative 6 (Policy HO2) requires conversions to retain space for	No	
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes	7		(10yrs)		rsible		waste and recycling, and also allows for the redevelopment of		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No			' ' '				existing buildings into multiple homes rather than demolition.		
	Safeguard existing waste management sites?	No			1	1			· ·		
	Safeguard existing waste management sites?	No			1	1 1					

IIA3: This alternative requires the focusing of development in areas with a higher PTAL score (3-6) and considers the need to ensure ground floor flats are designed with those with physical disabilities and elderly residents. However, it is currently unknown which areas of the Borough Alternative 6 would apply to and consequently if these areas have good access to services and facilities. Therefore an uncertain effect has been recorded.

IIA4: This alternative requires conversions to ensure all homes are dual aspect, with privacy, daylight and exposure to external noise. These factors will contribute to ensuring the health and wellbeing of residents are able to utilise active travel such as cycling. However, it is currently unknown which areas of the Borough

Alternative 6 would apply to and consequently if these areas have good access to services and facilities. Therefore an uncertain effect has been recorded.

IIAG: Whilst this policy will not directly increase public or active travel routes, the focussing of development in areas with higher PTAL scores and intensification of development in areas with higher PTAL scores and intensification of development in areas which are most accessible could indirectly assist in increasing sustainable travel habits of future residents. However, the precise locations towards which development would be focused by Alterative 6 are not yet known, hence an uncertain effect has been recorded.

Significant Positive Effects

IIA5: Alterative 6 would guide development throughout the Borough, ensuring that the conversion of homes within the Borough. Accessibility is also a requirement, should help to retain family sized homes, thus meeting the identified need for family homes within the Borough. Accessibility is also a requirement, particularly for ground floor flats, which should be adaptable for elderly or physically disabled residents. A potential significant positive effect has been identified, although it is noted that this is of low magnitude due to the relative proportion of conversions out of the total residential development.

Potential Cumulative Effects Identified

Mitigation

IIA3:The inclusion of accessibility as a consideration for the application of proposed Policy HO2/Alternative 6 could help to ensure a potential positive outcome for IIA3. Further details from the Harrow planning officers could help to mitigate the uncertain effect identified.

IIA6:Further details of the locations for focussing the redevelopment of larger homes could help to mitigate the uncertain effect identified.

Enhancements

IIA11:The addition of explicit text which requires the consideration of the local historic environment could help to further improve the score for IIA13.

Policy/Alternative name	Policy HO4 Genuinely Affordable Housing: Alternative 1
Chapter	Chapter 04: Housing
Policy/alternative description	Alternative 1: To put a greater emphasis on intermediate products.
Assumptions Made	None.

	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
	development? Support the provision of world class infrastructure and connectivity?	No							IIA objective. Therefore a neutral effect is predicted.			
	Support flexible working practices?	No										
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs?	Yes										
support the creation of new	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes										
1	Safeguard existing town centres?	No										
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes										
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No										
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	Yes										
	floor space?											
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector?	No No	Indirect	Medium	Medium/l	Borough	Permanent/Irrev	Minor positive	The provision of affordable housing within the Borough will support	No		
IIA2 Employment: To create greater employment	, , , , , , , , , , , , , , , , , , , ,				ong	wide	ersible		the ability of employers to fill vacancies and allow people to live and			
opportunities and higher value	Encourage developers to demonstrate how they are investing in skills and employing local people?	Yes	-						work within the Borough.			
jobs for all ages across the whole borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
	oeducation facilities?											
HA2 Assessment the con-	orecreation facilities?											
IIA3 Accessibility: To improve local accessibility to	chealth services? Increase the delivery of new or enhanced community and health facilities?	No										
healthcare, education, retail	Help ensure all children have access to a local school within reasonable walking distance?	No										
facilities, general community	Increase education facility provision for children with learning disabilities?	No										
facilities and recreational	Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No.										
and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	100										
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	No No	7									
	who are disabled, elderly, families with children? Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards-		N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
	quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)		- ''	.,,,,	14/1	.,,,,	.,,,	. read a	IIA objective. Therefore a neutral effect is predicted.			
	and recreation facilities?											
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	No										
Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	NO										
meantry, good quanty me	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No										
	Increase provision of private amenity space?	No										
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food? Ensure all representative groups will be consulted and engaged with?	No.										
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct/	High	Medium/l	Borough	Permanent/Irrev	Significant	Alternative 1 could help to provide some affordable housing, but	No	No mitigation is proposed, as the proposed policy	
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes	Indirect	"	ong	wide	ersible	negative	would have a greater provision of intermediate products. Although		HO4 addresses the negative effect identified.	
									intermediate products are classed as a type of affordable housing, the Local Housing Needs Assessment shows that they are usually the			
IIA5 Housing: To deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs?	Yes							least affordable out of the options provided. This could subsequently limit provision for the identified need for affordable housing within			
sites and ensure everyone has access to housing, which is	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	Yes							the Borough and could worsen the issues identified, although it is			
affordable, and meets the needs	require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes	+						noted that this could help to make developments more viable for			
of all residents including the elderly, families with children	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								developers. Therefore, a potential significant negative effect has been identified for IIA5.			
and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites:	? Yes	+									
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
IIA6 Sustainable Travel:	of transport?	Ne							IIA objective. Therefore a neutral effect is predicted.			
To reduce the need to travel and	Encourage intensification in existing residential areas in the most accessible locations within the borough?	I NO										
promote sustainable travel	Improve existing cycling and walking network and provide new routes?	No										
habits including walking, cycling	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No										
and public transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	No										
IIA7 Air, Light and Noise Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
To minimise air, light and noise	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?								IIA objective. Therefore a neutral effect is predicted.			
pollution and ensure that future	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
growth does not lead to the further deterioration of												
IIA8 Minimising Contributions to	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy-projects and district	⊢ No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
Climate Change:	heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles?	No							IIA objective. Therefore a neutral effect is predicted.			
To reduce the borough's contribution towards the	Promote a low carbon local economy?	No										
emission of climate change gases	Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No										
IIA9 Adaptation to Climate		No.	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No.		
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	NO	IN/A	IN/A	IN/A	IV/A	N/A	Neutral	line policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	I'VU		
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No										

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			_								
change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No	1 1								<u> </u>
extreme weather and reduced	across the borough and within the wider area?										
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the No	0	
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No	1						IIA objective. Therefore a neutral effect is predicted.		
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No									
biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No]								
and improve connectivity	Achieve biodiversity net gain (BNG) in new developments?	No]								
between, and access to, green	Provide new or improved access to greenspaces?	No	1								
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No									
	borough)?		1								
	Protect sites of geological importance?	No									
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the No	0	
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No							IIA objective. Therefore a neutral effect is predicted.		
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No									
assets (including known and	appropriately to local character, townscape and context?										
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No									
and their settings and where	Improve the condition of the historic environment?	No									
appropriate improve the quality	Encourage heritage-led regeneration?	No]								
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the No	0	
IIA12 Landscape and Townscape:	Promote high quality and contextually successful design?	No							IIA objective. Therefore a neutral effect is predicted.		
To conserve and enhance the		No									
borough's landscape and	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?										
townscape character	Protect sensitive areas and protected views?	No	1 1								
·	Safeguard landscape and townscape features such as trees?	No									
-	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	Yes	Indirect	Low	Medium/I ong	Localised	Permanent/Irrev ersible	Minor positive	Criterion E (Vacant Building Credit - which seeks to encourage the redevelopment/regeneration of derelict, vacant sites by giving an	0	
	Avoid development of greenfield land?	Yes	1 1						exemption from affordable housing contribution) of Policy HO4		·
IIA13 Soils and Water:	Promote the efficient use of minerals?	No	1						makes the VBC hard to apply other than in exceptional		
To minimise water and soil	Protect soil quality and avoid soil pollution?	No	1						circumstances. However, the purpose is to encourage the		
pollution and ensure protection	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage	No	1						redevelopment of vacant sites and to ensure that affordable housing		
of natural resources including	targets in new developments?								is provided within redevelopments. Overall, a potential minor		
greenneid iand, son and ininerals	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	- No	1						positive effect is identified.		
resources	groundwater and water bodies?								[
l	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No									
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the No	0	
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No	7 '	•	'	·	'		IIA objective. Therefore a neutral effect is predicted.		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No	1						, , , , , , , , , , , , , , , , , , , ,		
'	Safeguard existing waste management sites?	No	1								
	8									· · · · · · · · · · · · · · · · · · ·	

ignificant Neg	bac ouiter	Uncortain	Efforte

Significant Negative and Uncertain Effects

IIA5: Alternative 1 could help to provide some affordable housing, but would have a greater provision of intermediate products. Although intermediate products are classed as a type of affordable housing Needs Assessment shows that they are usually the least affordable out of the options provided. This could subsequently limit provision for the identified need for affordable housing within the Borough and could worsen the issues identified, although it is noted that this could help to make developments more viable for developers. Therefore, a potential significant negative effect has been identified for IIA5.

Potential Cumulative Effects Identified

IIA5:No mitigation is proposed, as the proposed policy HO4 addresses the negative effect identified.

Policy/Alternative name	Policy HO5 Housing Estate Renewal and Regeneration: Alternative 1
Chapter	Chapter 04: Housing
Policy/alternative description	Alternative 1: No policy
Assumptions Made	None.

	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
support the creation of new businesses, whilst supporting the	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-development? Support the provision of world class infrastructure and connectivity? Support flexible working practices?- Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use? Safeguard existing town centres? Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No No No No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA2 Employment: To create greater employment opportunities and higher value	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector?	No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
jobs for all ages across the whole borough		No										
healthcare, education, retail facilities, general community facilities and recreational	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: oeducation facilities? orecreation facilities? ohealth services? ohealth services? Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development? Ensure local facilities have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity? Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	No	N/A	N/A	N/A	N/A	N/A		Alternative 1 would leave no policy regarding the regeneration of estates within Harrow Local Plan. There are no supporting policies within the NPPF or London Plan which could be relied on in the absence of a Harrow-specific policy, yet there is an identified need to regenerate older estate developments for replacement with newly designed, energy efficient developments. This would help to improve the quality and accessibility of homes. However, it is noted that regeneration without a policy could provide a more attractive proposition for developers, which could increase the likelihood of regeneration. Overall, an uncertain effect is likely to result for IIA objectives 3.	No	Further details of the proposed sites would be required to determine the precise nature of effects.	
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	who are disabled, elderly, families with children? Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities? Increase and improve opportunities for active travel including walking and cycling? Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities? Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food? Ensure all representative groups will be consulted and engaged with?		Direct	Low	Long (20+yrs)	Localised	Permanent/Irrev ersible	Significant positive	The purpose of estate regeneration is usually to achieve a better living environment for residents which supports this IIA objective. This policy allows for the net loss of external amenity space through criterion H. It does not require the alternative provision or contribution to provision elsewhere, but it does require consideration to quantity and quality lost and gained as part of the proposal. Criterion K requires estate regeneration schemes to provide facilities and spaces "to enhance opportunities for social interaction, integration to support strong and inclusive communities that encourage physical activity and healthy living". Based on criterion K, an overall potential significant positive effect is identified.	No		
IIAS Housing: To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets the needs of all residents including the elderly, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)? Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites:	No	N/A	N/A	N/A	N/A	N/A		Alternative 1 would leave no policy regarding the regeneration of estates within Harrow Local Plan. There are no supporting policies within the NPPF or London Plan which could be relied on in the absence of a Harrow-specific policy, yet there is an identified need to regenerate older estate developments for replacement with newly designed, energy efficient developments. This would help to improve the quality of homes, whilst also providing an opportunity to intensify residential development in existing residential areas. However, it is noted that regeneration without a policy could provide a more attractive proposition for developers, which could increase the likelihood of regeneration. Overall, an uncertain effect is likely to result for IIA objectives 5.	No	Further details of the proposed sites would be required to determine the precise nature of effects.	
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and-communications infrastructure?	No No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA7 Air, Light and Noise Pollution: To minimize air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the	heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	Ne Ne Ne Ne Ne Ne Ne	N/A	N/A	N/A	N/A	N/A	Neutral Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The alternative neither supports nor detracts from the achievement			
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No		14/4	14/4	17/5	19/4	Headin	of the IIA objective. Therefore a neutral effect is predicted.			

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change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No									
extreme weather and reduced	across the borough and within the wider area?		-								
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement	No	
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No	4 1						of the IIA objective. Therefore a neutral effect is predicted.		
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No	4 1								
biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No	4 1								
and improve connectivity	Achieve biodiversity net gain (BNG) in new developments?	No	1 1								
between, and access to, green	Provide new or improved access to greenspaces?	No	1 1								
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No									
	Protect sites of geological importance?	No	1 1								
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No	1 1						of the IIA objective. Therefore a neutral effect is predicted.		
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No]								
assets (including known and	appropriately to local character, townscape and context?										
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No]								
and their settings and where	Improve the condition of the historic environment?	No]								
appropriate improve the quality	Encourage heritage-led regeneration?	No	1 1								
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No	1 1								
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
IIA12 Landscape and Townscape	Promote high quality and contextually successful design?	No	1 1						of the IIA objective. Therefore a neutral effect is predicted.		
To conserve and enhance the borough's landscape and	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No									
townscape character	Protect sensitive areas and protected views?	No	1								
townscape character	Safeguard landscape and townscape features such as trees?	No									
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No	
IIA13 Soils and Water:	Avoid development of greenfield land?	No	1 1								
To minimise water and soil	Promote the efficient use of minerals?	No	1 1								
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No	1 1								
of natural resources including greenfield land, soil and mineral	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage	No									
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	- No									
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No									
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement	No	
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No							of the IIA objective. Therefore a neutral effect is predicted.		
IIA14 Waste:	Ensure waste is dealt with in line with circular economy principles?	No									
IIAI4 Waste: To minimise waste.	Safeguard existing waste management sites?	Ne									
											I

IIA3: Alternative 1 would leave no policy regarding the regeneration of estates within Harrow Local Plan. There are no supporting policies within the NPPF or London Plan which could be relied on in the absence of a Harrow-specific policy, yet there is an identified need to regenerate older estate developments for replacement with newly designed, energy efficient developments. This would help to improve the quality and accessibility of homes. However, it is noted that regeneration without a policy could provide a more attractive proposition for developers, which could increase the likelihood of regeneration. Overall, an uncertain effect is likely to result for IIA objectives 3.

IIA5: Alternative 1 would leave no policy regarding the regeneration of estates within Harrow Local Plan. There are no supporting policies within the NPPF or London Plan which could be relied on in the absence of a Harrow-specific policy, yet there is an identified need to regenerate older estate developments for replacement with newly designed, energy efficient developments. This would help to improve the quality of homes, whilst also providing an opportunity to intensify residential development in existing residential areas. However, it is noted that regeneration without a policy could provide a more attractive proposition for developers, which could increase the likelihood of regeneration. Overall, an uncertain effect is likely to result for IIA objectives 5.

Significant Positive Effects

IIA4: The purpose of estate regeneration is usually to achieve a better living environment for residents which supports this IIA objective. This policy allows for the net loss of external amenity space through criterion H. It does not require the alternative provision or contribution to provision elsewhere, but it does require consideration to quantity and quality lost and gained as part of the proposal. Criterion K requires estate regeneration schemes to provide facilities and spaces "to enhance opportunities for social interaction, integration to support strong and inclusive communities that encourage physical activity and healthy living". Based on criterion K, an overall potential significant positive effect is identified.

Potential Cumulative Effects Identified

Mitigation

Enhancements

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IIA3:Further details of the proposed sites would be required to determine the precise nature of effects. IIAS:Further details of the proposed sites would be required to determine the precise nature of effects.

Policy/Alternative name	Policy HO5: Housing Estate Renewal and Regeneration - Alternative 2
Chapter	Chapter 04: Housing
Policy/alternative description	Require proposals to re-provide of external open space (amenity space) at an equivalent quantity of the original space (.i.e. no net loss).
Assumptions Made	It has been assumed that proposed Policy HO5 would be included with this alternative, with the requirement for re-provision of external open space replacing criterion H of the proposed policy.

	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question	Direct/	Magnitude	Duration		Permanence/	Significance	Description of potential effects	Potential for cumulative	Mitigation	Enhancement
ii A Objective		Screened in?	Indirect	ŭ			Reversibility			effects?	Initigation	Emancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic- development?	NO NO	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
	Support the provision of world class infrastructure and connectivity? Support flexible working practices?	No										
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs?	No										
To deliver economic growth and support the creation of new	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No										
	Safeguard existing town centres?	No	+									
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No	1									
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No										
	floor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No	+									
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
To create greater employment			1						of the IIA objective. Therefore a neutral effect is predicted.			
opportunities and higher value jobs for all ages across the whole		No										
borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	Whilst this alternative will not produce additional services or	No	Details of estates for redevelopment, such as site	
	including: oeducation facilities?								facilities, it does require estate redevelopment to consider links to public transport and an active travel modes such as cycling. The		locations and design of sites would assist in determining the precise nature of effect identified	.
IIA2 Accessibility	orecreation facilities?								alternative also requires redevelopment design to consider the			
IIA3 Accessibility: To improve local accessibility to	ohealth services? Increase the delivery of new or enhanced community and health facilities?	Yes	+						provision of play parks and informal space, although it is noted that the use of informal space by adults is not recognised as strongly in			
healthcare, education, retail	Help ensure all children have access to a local school within reasonable walking distance?	Yes	1						London Plan Policy S4 which it refers to. Policy HO5 Alterative 2 also			
facilities, general community facilities and recreational	Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development?	No No	+						requires that all development re-provides any external open space lost through regeneration to ensure no net loss. Whilst this could			
resources (including open spaces	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No							help to maintain access to open space for future residents, there is a			
and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?								risk that the need to provide external open space may have impacts on the potential to provide community/recreational facilities.			
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No	1						Therefore, an uncertain effect has been recorded.			
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	- NO										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Low	Medium	Localised	Permanent/Reve	Uncertain	Alternative 2 would require any lost external open space to be re-	No	Details of estates for redevelopment, such as site	
	quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	Yes	+		(10yrs)		rsible		provided, ensuring no net loss through regeneration. Moreover, Criterion K requires estate regeneration schemes to provide facilities		locations and design of sites would assist in determining the precise nature of effect identified	
	and recreation facilities?		1						and spaces "to enhance opportunities for social interaction,			
IIA4 Health and Wellbeing: Enable residents to lead a	Increase and improve opportunities for active travel including walking and cycling?	Yes No	1						integration to support strong and inclusive communities that encourage physical activity and healthy living". Whilst this could help			
healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?		4						to maintain access to open space for future residents, there is a risk			
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space?	Yes	+						that the need to prvide external open space may have impacts on the potential to provide community/recreational facilities. Therefore, an			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?		1						uncertain effect has been recorded.			
	Ensure all representative groups will be consulted and engaged with? Increase the number of additional homes delivered to meet local needs/targets?	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	This alternative could help to improve the design and quantity of	No	Details of estates for redevelopment, such as site	
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes	1	.,,,,	,	14/1	.,,,	Oneci tam	housing available within the Borough by regenerating estates,		locations and design of sites would assist in	
IIA5 Housing: To deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs?	Yes	+						providing affordable housing and family sized homes through the intensification of development. The quality of housing could also be		determining the precise nature of effect identified	
sites and ensure everyone has									improved through the regeneration of estates which are currently			
access to housing, which is affordable, and meets the needs	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No	1						aged, not fit for purpose and without energy efficient heating. However, the requirement to maintain amenity space could			
of all residents including the	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address-	No	1						compromise the quantity of housing delivered, ensuring the right			
elderly, families with children and other vulnerable groups	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								size and tenure are delivered, as well as provision of community of other facilities. Therefore, an overall uncertain effect has been			
und other vallerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	1						recorded.			
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Voc	Dies	Madicin	Madi	Localica	Permanent/Irrev	Cia-if:	Critorian Laf Policy HOE coming fathers and	No		The addition of according to billion to the state of the
	Insure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	162	Direct	Medium	(10yrs)	Localised	ersible	Significant Positive	Criterion J of Policy HO5 requires future regeneration schemes to ensure there is good access to the site for cyclist and pedestrians, as	INU		The addition of ensuring public transport access through the developments as a consideration
IIA6 Sustainable Travel: To reduce the need to travel and	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes							well as links to public transport. These should help to ensure future residents utilise sustainable travel modes wherever possible			could further enhance the positive effect
promote sustainable travel	Improve existing cycling and walking network and provide new routes?	Yes	1						residents utilise sustalliable travel modes wherever possible			identified. E.g. are there bus stops within/on the outskirts of the development.
habits including walking, cycling		Yes										
and public transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No	1									
IIA7 Air, Light and Noise	communications infrastructure?	N-		****	*****	1.77		N	The discussion of the control of the	N-		
Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a	P VO	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	INO		
To minimise air, light and noise pollution and ensure that future	result of new development?	N-	4						·			
growth does not lead to the	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	NO NO										
further deterioration of environmental conditions												
IIA8 Minimising Contributions to	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	Yes	Indirect	Medium		Localised		Minor Positive	Policy HO5 requires estate regeneration to consider links to public	No		The inclusions of low carbona and energy efficien
Climate Change:	heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles?	Yes	+		ong		rsible		transport and an active travel modes such as cycling. This could encourage low carbon travel. The regeneration of older estates could			design within regeneration proposals could be included within this policy to further improve the
To reduce the borough's contribution towards the	Promote a low carbon local economy?	Yes	1						also help to ensure homes are built to higher energy efficiency and			potential positive effect identified.
emission of climate change gases	Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	Yes	+						low carbon standards.			
IIA9 Adaptation to Climate	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
Change: Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No	+						of the IIA objective. Therefore a neutral effect is predicted.			
change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure.	No	1									
I	across the borough and within the wider area?											

	Avoid adverse effects on European designated habitats sites?	No	Indirect	Low	Long	Localisad	Permanent/Irrev	Minor Positive	External amenity space is commonly open grassland, trees and	do.		It is recommended that a new criterion is added
	Conserve, enhance and repair nationally and locally designated wildlife sites?	No	III III III III	LOW	(20+yrs)	Localiseu	ersible		hedges. Alternative 2 requires the reprovision of such space within	•0		related to maintaining or improving the
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats?	Yes	1 1		(20.413)		CISIDIC		the regeneration design, thus helping to maintain (and potentially		1	biodiversity and green infrastructure present on
To safeguard and enhance	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No	1 1						improve) biodiversity within the Borough.		1	site. in accordance with Policies GI2. GI3 and GI5.
biodiversity and geodiversity	Achieve biodiversity net gain (BNG) in new developments?	Yes	1 1						improve j blodiversity within the borough.			criteria encouraging redevelopment to link into
and improve connectivity	Provide new or improved access to greenspaces?	Yes	1 1								1	existing green infrastructure in the vicinity of
between, and access to, green	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	Vec	1									estates could also help to modify the potential
spaces and functional habitats.	borough)?	lies .									1	effect to a more positive one.
	Protect sites of geological importance?	Voc	1 1									leneer to a more positive one.
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	ln.		
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No	1 "/^	14/7	14/2	11/7	11/7		of the IIA objective. Therefore a neutral effect is predicted.	••		
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No	1 1						of the fire objective. Therefore a fleatible cheek is predicted.			
assets (including known and	appropriately to local character, townscape and context?	lac.										
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1									
and their settings and where	Improve the condition of the historic environment?	No	1									
1	Encourage heritage led regeneration?	No	1									
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No	1 1									
of the bant chandmicht	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Medium	Long	Rorough	Permanent/Reve	Minor Positive	Implementation of Policy HO5 (Alternative 2) could help to increase	lo.		
	Promote high quality and contextually successful design?	Yes	- Direct	ivicululli	(20+yrs)	Wide	rsible		the density of development and improve the quality of housing	•0		
IIA12 Landscape and Townscape	Promote high quanty and contextually successful design:	Yes	1 1		(20+y13)	wide	TSIDIE		within the Borough, thus maintaining current residential areas and			
To conserve and enhance the borough's landscape and	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	res							protecting Green Belt and Metropolitan Open Land from			
townscape character	Protect sensitive areas and protected views?	No							development.			
	Safeguard landscape and townscape features such as trees?	No										
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	Yes	Direct	Medium	Medium (10yrs)	Localised	Permanent/Reve rsible		This alternative encourages the redevelopment of existing estates in order to meet the identified housing need within the Borough.	No		
IIA13 Soils and Water:	Avoid development of greenfield land?	Yes	J I						Therefore a minor positive effect has been recorded.			
To minimise water and soil	Promote the efficient use of minerals?	No										
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No										
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage-	No										
greenfield land, soil and mineral	targets in new developments?											
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	No										
	Ensure-adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No										
	Encourage new developments to provide adequate space for waste separation?	Yes	N/A	N/A	N/A	N/A	N/A	Neutral	Local Plan Policy 09: Managing Waste and Supporting the Circular	No		
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes]						Economy does require developments to address waste management			
	Ensure waste is dealt with in line with circular economy principles?	Yes]						at all stages of a development's life from the design and construction			
IIA14 Waste: To minimise waste.	Safeguard existing waste management sites?	No							stages through to the end use and activity on site.			

IIA3: Whilst this alternative will not produce additional services or facilities, it does require estate redevelopment to consider links to public transport and an active travel modes such as cycling. The alternative also requires redevelopment design to consider links to public transport and an active travel modes such as cycling. The alternative also requires redevelopment design to consider the provision of play parks and informal space, although it is noted that the use of informal space by adults is not recognised as strongly in London Plan Policy S4 which it refers to. Policy HO5 Alterative 2 also requires that all development re-provides any external open space lost through regeneration to ensure no net loss. Whilst this could help to maintain access to open space may have impacts on the potential to provide community/recreational facilities. Therefore, an uncertain effect has been recorded. IIIA4: Alternative 2 would require any lost external open space to be re-provided, ensuring no net loss through regeneration. Moreover, Criterion K requires estate regeneration schemes to provide facilities and spaces "to enhance opportunities for social interaction, integration to support strong and inclusive communities that encourage physical activity and healthy living". Whilst this could help to maintain access to open space for future residents, there is a risk that the need to provide external open space may have impacts on the potential to provide community/recreational facilities. Therefore, an uncertain effect has been recorded.

IIAS: This alternative could help to improve the design and quantity of housing available within the Borough by regenerating estates, providing affordable housing and family sized homes through the intensification of development. The quality of housing available within the Borough by regenerating estates, providing affordable housing and family sized homes through the intensification of development. The quality of housing available within the Borough by regenerating estates, providing affordable housing and family sized homes through the intensification of development. The quality of housing available within the Borough by regenerating estates, providing affordable housing and family sized homes through the intensification of development. The quality of housing available within the Borough by regenerating estates, providing affordable housing and family sized homes through the intensification of development. The quality of housing available within the Borough by regenerating estates, providing affordable housing and family sized homes through the intensification of development. The quality of housing available within the Borough by regenerating estates, providing affordable housing and family sized homes through the intensification of development. The quality of housing available within the Borough by regenerating estates, providing affordable housing and family sized homes through the intensification of development. The quality of housing available within the Borough by regenerating estates and the providing affordable housing and family sized homes through the providing affordable housing and family sized homes through the providing affordable housing available within the Borough through the providing affordable housing and family sized homes through the providing affordable housing and family sized homes through the providing affordable housing and family sized homes through the providing affordable housing and family sized homes through the providing affordable housing affordable housing affordable housing compromise the quantity of housing delivered, ensuring the right size and tenure are delivered, as well as provision of community of other facilities. Therefore, an overall uncertain effect has been recorded.

Significant Positive Effects

IIA6: Criterion J of Policy HO5 requires future regeneration schemes to ensure there is good access to the site for cyclist and pedestrians, as well as links to public transport. These should help to ensure future residents utilise sustainable travel modes wherever possible

Potential Cumulative Effects Identified

IIA3:Details of estates for redevelopment, such as site locations and design of sites would assist in determining the precise nature of effect identified. IIA4:Details of estates for redevelopment, such as site locations and design of sites would assist in determining the precise nature of effect identified. IIA5:Details of estates for redevelopment, such as site locations and design of sites would assist in determining the precise nature of effect identified.

IIA6:The addition of ensuring public transport access through the developments as a consideration could further enhance the positive effect identified. E.g. are there bus stops within/on the outskirts of the developmen

IIA8. The inclusions of low carbona and energy efficient design within regeneration proposals could be included within this policy to further improve the potential positive effect identified.

IIA10: It is recommended that a new criterion is added related to maintaining or improving the biodiversity and green infrastructure present on site, in accordance with Policies GI2, GI3 and GI5. A criteria encouraging redevelopment to link into existing green infrastructure in the vicinity of estates could also help to modify the potential effect to a more positive one.

Policy HO6: Accommodation for Older People - Alternative 1
Chapter 04: Housing
Continue existing Local Plan policy approach (DM 29):
The Council will support proposals on previously-developed land for sheltered housing, care homes and extra care housing (across all tenures) for older people and those who
may be vulnerable, provided that the proposal is accessible by public transport with good access to local amenities including shops and community facilities.
B. The loss of care homes or sheltered housing will only be supported where it can be reasonably demonstrated there is no longer a demand for that use on the site.
None.

	IIA framework								Assessment			
		Assessment	Direct/			Spatial	Permanence/			Potential for		
IIA objective	Assessment Questions	Question Screened in?	Indirect	Magnitude	Duration		Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic	_	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No No		
	development?			.,,,,	,	,	,	- redución	of the IIA objective. Therefore a neutral effect is predicted.			
	Support the provision of world class infrastructure and connectivity?	No										
	Support flexible working practices?	No										
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No.	-									
support the creation of new	Emiliance the vicality and viability of town centres, by retaining and providing additional hoof space for town centre user	ING.										
businesses, whilst supporting the	Safeguard existing town centres?	No										
growth and retention of existing	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses												
	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment.	No No										
	Support the redevelopment / intensincation or existing employment land to provide additional and high quality employment. floor space?	INO										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Ne										
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	Ne	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
To create greater employment									of the IIA objective. Therefore a neutral effect is predicted.			
opportunities and higher value	Encourage developers to demonstrate how they are investing in skills and employing local people?	No										
jobs for all ages across the whole												
borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	Yes	Indirect	Low	Medium	Localised		Minor Positive	Existing Policy DM29 (Alternative 1) requires development for	No		
	including:				(10yrs)		rsible		sheltered housing, care homes and extra care housing to be			
	oeducation facilities? orecreation facilities?		1						"accessible by public transport with good access to local amenities			
IIA3 Accessibility:	orecreation facilities? ohealth services?								including shops and community facilities". Whilst this will not produce additional services or facilities, it is likely to increase the			
To improve local accessibility to	Increase the delivery of new or enhanced community and health facilities?	No	1						accessibility of such services for future residents. Therefore an			
healthcare, education, retail	Help ensure all children have access to a local school within reasonable walking distance?	No							indirect minor positive effect has been recorded.			
facilities, general community	Increase education facility provision for children with learning disabilities?	No										
facilities and recreational	Ensure local facilities have capacity to accommodate proposed development?	No Yes	-									
and sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	, ires										
and sports identices,	sexual orientation, also since, general reasons, marriage and arm parties sinp or pregnancy, materially.											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?]									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including thos	se Yes										
	who are disabled, elderly, families with children?	Vac	Indiana	Levi	Madium	_		Mines Desitive	Friedrice Delice DASO (Alternative 1) requires development for	Ne		
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	res	Indirect	Low	Medium (10yrs)			iviinor Positive	Existing Policy DM29 (Alternative 1) requires development for sheltered housing, care homes and extra care housing to be	No		
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) Yes	1		(20).5)				"accessible by public transport with good access to local amenities			
	and recreation facilities?	<i>'</i>							including shops and community facilities". This could indirectly help			
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	Yes							to ensure future residents are able to utilise active travel such as			
Enable residents to lead a	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No							walking. This could also help to ensure access to facilities and services			
healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes	-						required to maintain good wellbeing. Therefore, an overall minor positive effect has been recorded,			
	Increase provision of private amenity space?	Yes	1						positive effect has been recorded,			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No										
	Ensure all representative groups will be consulted and engaged with?	Yes										
	Increase the number of additional homes delivered to meet local needs/targets?		Direct	Low	Medium			Minor Positive	Alternative 1 (Existing Policy DM29) will provide sheltered housing,	No		
IIA5 Housing:	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No.			(10yrs)	Wide	rsible		care homes and extra care housing within the Borough, in locations with good access to public transport, shops and services. Loss of such			
To deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs?		-						developments will be limited to cases where there is no longer a			
sites and ensure everyone has	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those wh	no Yes	1						need for such housing.			
access to housing, which is affordable, and meets the needs	require support or care)?								-			
of all residents including the	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes										
elderly, families with children	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?											
and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites	s? Yes	+									
		1.00										
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	Direct	Low	Medium	Localised	Permanent/Reve	Minor Positive	Existing Policy DM29 (Alternative 1) will not directly increase public	No		The inclusion of wording within this policy to
	of transport?	1	4		(10yrs)		rsible		or active travel routes, the focussing of development in areas with			ensure existing or increase accessibility to public
IIA6 Sustainable Travel: To reduce the need to travel and	Encourage intensification in existing residential areas in the most accessible locations within the borough?	No							public transport links and access to local shops and community			transport for older people could help to further
promote sustainable travel	Improve existing cycling and walking network and provide new routes?	No	-						facilities could assist in increasing sustainable travel habits of future residents.			the positive effect identified.
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes	7						i concento.			
and public transport usage.	,,		╛									
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No										
IIA7 Air, Light and Noise	communications infrastructure?	na Na	h1/1	h./-			21/2	No. 1	The alternative relation and the second seco	Ne		
Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	NO NO	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
To minimise air, light and noise	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a- result of new development?								of the IIA objective. Therefore a neutral effect is predicted.			
pollution and ensure that future	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No	1									
growth does not lead to the												
further deterioration of environmental conditions												
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and distric	t- No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)?								of the IIA objective. Therefore a neutral effect is predicted.			
To reduce the borough's	Support the shift towards usage of electric and ultralow emissions vehicles?	No	4									
contribution towards the	Promote a low carbon local economy?	No No	-									
emission of climate change gases	Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No.										
IIA9 Adaptation to Climate		No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	<u> </u>	<u> </u>
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?			""	"	"	,		of the IIA objective. Therefore a neutral effect is predicted.			

Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No									
change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No									
extreme weather and reduced	across the borough and within the wider area?										
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement	No	
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No							of the IIA objective. Therefore a neutral effect is predicted.		
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No	_								
biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No									
and improve connectivity	Achieve biodiversity net gain (BNG) in new developments?	No									
between, and access to, green	Provide new or improved access to greenspaces?	No									
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No									
spaces and functional nubitates.	borough)?		_								
	Protect sites of geological importance?	No									
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No							of the IIA objective. Therefore a neutral effect is predicted.		
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond	- No									
assets (including known and	appropriately to local character, townscape and context?										
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	_								
and their settings and where	Improve the condition of the historic environment?	No	_								
appropriate improve the quality	Encourage heritage led regeneration?	No									
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
IIA12 Landscape and Townscape:	Promote high quality and contextually successful design?	No							of the IIA objective. Therefore a neutral effect is predicted.		
To conserve and enhance the	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No									
borough's landscape and	Avoid development of dreen pert and wietropointan open tand which would have a negative visual impact?										
townscape character	Protect sensitive areas and protected views?	No									
	Safeguard landscape and townscape features such as trees?	No									
	Sareguaru ramascape and townscape reatures such as trees:										
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	Yes	Direct	Low		Localised			Alternative 1 (Existing Policy DM29) encourages development for	No	
	· · · ·		-l I		(10yrs)		ersible		sheltered housing, care homes and extra care housing to be located		
IIA13 Soils and Water:	Avoid development of greenfield land?	Yes	-l l						on previously developed land.		
To minimise water and soil	Promote the efficient use of minerals?	No	4 1								
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No	- 1								
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage	No									
greenfield land, soil and minerals	targets in new developments?		4 1								
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	f No									
	groundwater and water bodies?		- 1								
	Employee the second sec	No									
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?									.	
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement	No	1
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No	-						of the IIA objective. Therefore a neutral effect is predicted.		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No	4								
	Safeguard existing waste management sites?	N o									

To minimise water and soil	Protect soil quality and avoid soil pollution?	No			1 1						
pollution and ensure protection	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage.	No									
of natural resources including greenfield land, soil and mineral	targets in new developments?										
greentield land, soil and mineral	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No									
resources	groundwater and water bodies?										
		No									
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?										
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No	, ^	,^	"/^	,^	,^		of the IIA objective. Therefore a neutral effect is predicted.		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No.							or the fire objective. Therefore a fleutral effect is predicted.		
To minimise waste.	Safeguard existing waste management sites?	No									
	Saneguard existing waste management sites?	NO									
				9	Significant Ne	gative and	Uncertain Effects				
1											
1											
					Signifi	cant Positi	ive Effects				
					Potential Cu	mulativo E	Effects Identified				
					rotelitiai cu	illulative L	Lifects identified				
						Mitigatio	on				
1											
						Enhancem	ents				
IIA6:The inclusion of wording wit	nin this policy to ensure existing or increase accessibility to public transport for older people could help to further the positive effective effective properties.	t identified.									
1											

Policy/Alternative name	Policy HO6: Accommodation for Older People - Alternative 2
Chapter	Chapter 04: Housing
Policy/alternative description	Support proposals within/edge of town centres (excluding neighbourhood centres)
Assumptions Made	It has been assumed that proposed Policy HO6 will be the basis of this alternative, with the addition of town centre to criterion 1f.

	IIA framawask								Assessment			
IIA objective	IIA framework Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Assessment Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
	development? Support the provision of world class infrastructure and connectivity?	No	+						of the IIA objective. Therefore a neutral effect is predicted.			
	Support flexible working practices?	No										
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs?	No	-									
support the creation of new	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	NO NO										
businesses, whilst supporting the	Safeguard existing town centres?	No										
growth and retention of existing businesses	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No	1									
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No										
	floor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No	+									
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
To create greater employment									of the IIA objective. Therefore a neutral effect is predicted.			
opportunities and higher value	Encourage developers to demonstrate how they are investing in skills and employing local people?	No	1									
jobs for all ages across the whole borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, likelyding:	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	Alternative 2 requires development for older people is located in	No	The addition of wording to the effect of	
1	including: oeducation facilities?								areas easily accessible by public transport, as well as within or on the edge of town centres. Whilst this will not produce additional services		developments needing to be in areas of higher PTAL scores and close proximity to town centres	
	orecreation facilities?								or facilities, it could increase the accessibility of such services for		could help to ensure services are all accessible for	
IIA3 Accessibility: To improve local accessibility to	ohealth services?	Ne	-						future residents and ensure that there is an established community		future residents.	
healthcare, education, retail	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No No	1						nearby. However, it is noted that some town centres have poor public transport access (particularly in the north of the Borough),			
facilities, general community	Increase education facility provision for children with learning disabilities?	No							which could lead to some development leading to private car/taxi			
facilities and recreational	Ensure local facilities have capacity to accommodate proposed development?	No	4						use. Therefore, an uncertain effect has been identified.			
resources (including open spaces and sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	res										
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?		1									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	Yes										
	who are disabled, elderly, families with children? Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	The focusing of development in areas with a higher PTAL score (3-6)	No	The addition of wording to the effect of	
	quality of life and community cohesion?			,	,	,	,		and nearby to town centres could indirectly help to ensure future		developments needing to be in areas of higher	
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	res							residents are able to utilise active travel such as walking. This could also help to ensure close proximity to a local community to assist		PTAL scores and close proximity to town centres could help to ensure services are all accessible for	
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	Yes	1						maintaining good wellbeing. However, it is noted that some town		future residents.	
Enable residents to lead a	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No							centres have poor public transport access hence an uncertain effect			
healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes	1						has been recorded.			
	Increase provision of private amenity space?	Yes	1									
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No										
	Ensure all representative groups will be consulted and engaged with? Increase the number of additional homes delivered to meet local needs/targets?	Yes	Discost	1	Madium	Davassah	Permanent/Irrev	Cignificant	Police LICC will discontinuous de housing for older goods in a	No		
	Increase the number of additional nomes delivered to meet local needs, targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No	Direct	Low	Medium (10yrs)	Wide	ersible	_	Policy HO6 will directly provide housing for older people in a coordinated manner, ensuring there is adequate provision alongside	1		
IIA5 Housing: To deliver a range of housing					(, , ,				staff, with affordable housing contained within. Designs will also			
sites and ensure everyone has	Provide affordable homes of the tenure and size to meet the identified needs?		-						need to provide wheelchair accessibility in at least 10% of dwellings,			
access to housing, which is	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)?	res							rising to 100% of habitable rooms in care homes. Therefore, a potential significant positive effect has been identified for IIA6,			
affordable, and meets the needs of all residents including the	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes	1						although it is noted that this is of low magnitude due to the specific			
elderly, families with children	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								nature of the policy.			
and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	1									
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	Whilst this alternative will not directly increase public or active trave	No		
	of transport?								routes, the focussing of development in areas with higher PTAL			
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	No							scores, in areas which are most accessible could assist in increasing sustainable travel habits of future residents. However, it is noted that			
	Improve existing cycling and walking network and provide new routes?	No	1						sustainable travel habits of future residents. However, it is noted that some town centres have poor public transport access (particularly in	1		
promote sustainable travel	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes]						the north of the Borough), which could lead to some development			
habits including walking, cycling and public transport usage.	Deduce connection on the strategic and local residuals the web the delivery of	No	-						leading to private car/taxi use. Therefore, an uncertain effect has			
and public transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	NO NO							been identified.			
IIA7 Air, Light and Noise	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
Pollution: To minimise air, light and noise	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a								of the IIA objective. Therefore a neutral effect is predicted.			
pollution and ensure that future	result of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No	-									
growth does not lead to the	and the second s											
further deterioration of environmental conditions												
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	- No	N/A	N/A	N/A	N/A	N/A	Uncertain	Alternative 2 (Policy HO6) encourages the provision of charging	No	The addition of wording to the effect of	
	heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? December 3 low carbon lead recognized.	No	+						points for mobility scooters and directs development into areas with a PTAL score of 3-6, as well as requiring accommodation for older		developments needing to be in areas of higher PTAL scores <u>and</u> close proximity to town centres	
	Promote a low carbon local economy?	No	1						people to sit within or on the edge of town centres thus residents wi	ı	could help to ensure services are all accessible by	
Climate Change: To reduce the borough's	Ensure new developments are energy efficient?	No							be encouraged to use sustainable transport modes. However, it is		foot or public transport.	
contribution towards the	Minimise greenhouse gas emissions?	Yes							noted that some town centres have poor public transport access			
emission of climate change gases									(particularly in the north of the Borough), which could lead to some development leading to private car/taxi use. Therefore, an uncertain			
									effect has been identified.			
IIA9 Adaptation to Climate		No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	1	
Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	NO	IV/A	IN/A	IN/A	IN/A	IN/A	Nedtrai	of the IIA objective. Therefore a neutral effect is predicted.	NO NO		
Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No		l					I	I		

change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No			1 1							
extreme weather and reduced	across the borough and within the wider area?											
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No							of the IIA objective. Therefore a neutral effect is predicted.			
	Conserve, enhance and repair natural and semi natural habitats?	No										
To safeguard and enhance	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No										
biodiversity and geodiversity	Achieve biodiversity net gain (BNG) in new developments?	No										
and improve connectivity	Provide new or improved access to greenspaces?	No										
between, and access to, green	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No										
spaces and functional habitats.	borough)?											
	Protect sites of geological importance?	No										
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No			'				of the IIA objective. Therefore a neutral effect is predicted.			
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No							· '			
assets (including known and	appropriately to local character, townscape and context?											
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No										
and their settings and where	Improve the condition of the historic environment?	No										
appropriate improve the quality	Encourage heritage-led regeneration?	No										
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No										
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA12 Landscape and Townscape	Promote high quality and contextually successful design?	No							of the IIA objective. Therefore a neutral effect is predicted.			
To conserve and enhance the	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No										
borough's landscape and	Avoid development of Green Beit and Wietropontan Open Land Whiti Would have a negative visual impact:											
townscape character	Protect sensitive areas and protected views?	No										
	Safeguard landscape and townscape features such as trees?	No										
	Surgeure to the community reactives such as trees.											
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
			-						of the IIA objective. Therefore a neutral effect is predicted.			
IIA13 Soils and Water:	Avoid development of greenfield land?	No.	-									
To minimise water and soil	Promote the efficient use of minerals?	No	-									
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No	-									
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage	No										
greenfield land, soil and mineral	s targets in new developments?	N.	-									
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	- NO										
1	grountwater and water usutes?		-									
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	INO										
<u> </u>	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	NI/A	N/A	Noutral	The electronic maishes are necked and detrooks from the exhibit and	Ne	-	
IIA14 Waste:	Encourage new developments to provide adequate space for waste separation? Encourage the repurposing and refurbishing of buildings, instead of demolition?	No	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No.	-						or the fix objective. Therefore a neutral effect is predicted.			
10 minimise waste.	71 1	No	-									
	Safeguard existing waste management sites?	I NO										

Significant Negative and Uncertain Effects

IIA3: Alternative 2 requires development for older people is located in areas easily accessible by public transport, as well as within or on the edge of town centres. Whilst this will not produce additional services for future residents and ensure that there is an established community nearby. However, it is noted that some town centres have poor public transport access (particularly in the north of

the Borough), which could lead to some development leading to private car/taxi use. Therefore, an uncertain effect has been identified.

IIA4: The focusing of development in areas with a higher PTAL score (3-6) and nearby to town centres could indirectly help to ensure close proximity to a local community to assist maintaining good wellbeing. However, it is noted that some town centres have poor public transport access hence an uncertain effect has been recorded.

IIA6: Whilst this alternative will not directly increase public or active travel routes, the focusing of development in areas which are most accessible could assist in increasing sustainable travel habits of future residents. However, it is noted that some town centres have poor public transport access (particularly in the north of the Borough), which could lead to some development leading to private car/taxi use. Therefore, an uncertain effect has been identified.

IIIA8: Alternative 2 (Policy HO6) encourages the provision of charging points for mobility scooters and directs development into areas with a PTAL score of 3-6, as well as requiring accommodation for older people to sit within or on the edge of town centres thus residents will be encouraged to use sustainable transport modes. However, it is noted that some town centres have poor public transport access (particularly in the north of the Borough), which could lead to some development leading to private car/taxi use. Therefore, an uncertain effect has been identified.

Significant Positive Effects

IIA5: Policy HO6 will directly provide housing for older people in a coordinated manner, ensuring there is adequate provision alongside staff, with affordable housing contained within. Designs will also need to provide housing for older people in a coordinated manner, ensuring there is adequate provision alongside staff, with affordable housing contained within. Designs will also need to provide housing for older people in a coordinated manner, ensuring there is adequate provision alongside staff, with affordable housing contained within. Designs will also need to provide housing for older people in a coordinated manner, ensuring there is adequate provision alongside staff, with affordable housing contained within. Designs will also need to provide housing contained within a coordinated manner, ensuring there is adequate provision alongside staff, with affordable housing contained within a coordinated manner, ensuring there is adequate provision alongside staff, with affordable housing contained within a coordinated manner, ensuring there is adequate provision alongside staff, with affordable housing contained within a coordinated manner, ensuring there is adequate provision alongside staff, with affordable housing contained within a coordinated manner, ensuring the provision along the specific nature of the policy.

Potential Cumulative Effects Identified

IIA3:The addition of wording to the effect of developments needing to be in areas of higher PTAL scores and close proximity to town centres could help to ensure services are all accessible for future residents. IIIA4:The addition of wording to the effect of developments needing to be in areas of higher PTAL scores and close proximity to town centres could help to ensure services are all accessible for future residents.

IIA8:The addition of wording to the effect of developments needing to be in areas of higher PTAL scores and close proximity to town centres could help to ensure services are all accessible by foot or public transport.

Policy/Alternative name	Policy HO6: Accommodation for Older People - Alternative 3
Chapter	Chapter 04: Housing
Policy/alternative description	include a higher target to provide 165 units/total of 1980 of accommodation for older people between 2017-29 (12 years) or 2300 units over a 15-year period
Assumptions Made	It has been assumed that proposed Policy HO6 will be the basis of this alternative, with the addition of town centre to criterion 1f.

				Assessment								IIA framework	
## STATIONS 1997 19	Enhancement	Mitigation	cumulative	Description of potential effects	nificance			Duration	Magnitude		Question	Assessment Questions	IIA objective
March Control of C			No			N/A	N/A	N/A	N/A	N/A	No		
Column C				of the IIA objective. Therefore a neutral effect is predicted.						A '	No		
The control of the co										4 '			
Segond for common formation of the common formation of										A '			
Control Cont										4 '	lac lace		
March Marc										4 '	1140		
Processing State of the color										4 '	No	existing Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	
Management Man										1 '	No	Improve existing shopping facilities within town centres and neighbourhood parades?	ausinesses
Section of section of the control of										a '	No		
The contract control of the contro										A '	No.		
The Control of the process of the Control of the Co			No	The alternative neither supports nor detracts from the achievement	Neutral	N/A	N/A	N/A	N/A	N/A	No	Create now jobe in high value costors, including in the groop costor?	IIA2 Employment:
Part Control				of the IIA objective. Therefore a neutral effect is predicted.						4 '	4		
Control Cont										a '	No		
The region of the control of the con										4 '	4	e whole	-
Language of the control of the contr		+	No	Alternative 2 requires development for aldernands is "easily	and Desibility	Dormonout/Dovo	Lassiand	Madium	1	Indicas	Vac		Dorough
Moderate factors (Parlice) To reprove the control for factors (Par			INO				Localised	1	LOW	indirect	res		
An Autoretable (Parliamen Lead and autoretable) (Parliamen Lead an				facility (including health) appropriate to the needs of the intended						'		oeducation facilities?	
It is interview to all the plants of the pla										'			IIA3 Accessibility:
Selection of the control of the cont										₫ '	No	onedian services.	
A SECTION CONTRICT OF THE CONT				·						A '	No	retail Help ensure all children have access to a local school within reasonable walking distance?	
Second confidence on passes and second contracts to temperate and contract to temperate of contr										A '	No No		
Indicated and Application of the control description for the control of the contr										7 '	140	n spaces Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	resources (including open spaces
France development is built in accredit or will include the product of the following of the common product of the product of the common product of the produ										'		sy sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	and sports facilities)
who are decided, defining, with children's Market and Market Services and all strates recorded shaded are services and and strates recorded shaded are services and and strates recorded shaded are services and and strates recorded shaded are services and and strates recorded shaded are services and and strates recorded are shaded as a service and and strates are shaded as a service shaded as a service shaded are shaded as a service										∃ '		Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	
On design to create safe and distractive employability, shall fall residue and community (subliss of all members of the community, which is not placed as for the community (subliss) and placed and ordingly shall be all placed and ordingly shall be all placed and ordinal shall be all pl										'	2 Yes		
Seguing of the and county in colorate, counted and county in c		+	No	The focusing of development in areas with a higher PTAL score (3-6)	nor Positive		_	Medium	Low	Indirect	Yes		
Add recent to facilities and every exerged to maintaining over generation for scient travel including withing and cycling. The search poor of quality light in search poor of the searc												quality of life and community cohesion?	
In Mark hard Welfelbriege Labels registers to good a place of the control of private annual registers of the control of the cont										'	Yes		
healthy, good quality file Form recovery the sacress to open the sacress to open specified published by the sacress and secretary and secre										┤ '	Yes		IIA4 Health and Wellbeing:
Index recreases the secretary billing secretary and secretary to the control of pricing secretary species of the control of pricing secretary species of the secretary spec				Therefore, an overall minor positive effect has been recorded,						1 '	No	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports central facilities)	1
Increase provision of private amonity space? Execute the provision of private amonity space?										4 '	Yes	/ life	healthy, good quality life
Enume all regressible groups will be consulted and engaged with? INS Housing: To deliver a many of all statements and enume and extractional homes delivered to meet local meet/purpet? To deliver a many of all statements and enume everyone has a destruction become statement of 2000 dwellings for older people over the local pila period, ensuring the need for over the local pila period, ensuring the need for over the local pila period, ensuring the need for over the local pila period, ensuring the need for over the local pila period, ensuring the need for over the local pila period, ensuring the need for over the local pila period, and alternative all will be accommodation to address the needs of other people (including those with a state of all needs to a many of user the state that the state of the people (including those with a state of the peo										」 '	Yes	Increase provision of private amenity space?	
Intia Housing: To deliver a range of housing: To deliver a service of additional homes of the tenur and size to meet board anderso local meets, particularly family sized housing three beds or meet). A NA NA NA NA NA NA NA NA NA NA NA NA N										4 '	-		
To reduce the new forwards has standed the truther size and enury expenses and enury expenses and enury expenses and enury expenses and			No	Alternative 3 will provide a total of 2300 dwellings for older people	Uncertain	N/A	N/A	N/A	N/A	N/A	TC3		
It is set and emptre everywore has stess and emptre everywore has everywore have everywore has everywore have everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore have everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore has everywore have everywore has everywore have everywore has everywore have everywore have everywore have everywore have everywore have everywore have everywore have everywore have everywore have everywore have everywore have everywore have eve										4 '	No	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	IIA5 Housing:
access to deliver everyoned is access to delivery number of and range of suitable accommodation to address the needs of older people (including those with Yes) and positive standards (e.g. Part M of building regulations 2010) to address the elective formation and positive standards (e.g. Part M of building regulations 2010) to address the elective formation and the total need of this type of accommodation to address the elective formation and the total needs of a range of corresponding with the total need of this type of accommodation to address the elective formation and elective formation and the total needs of a range of corresponding to the total needs of a range of corresponding to the total needs of a range of corresponding to the total needs of a range of corresponding to the total needs of a range of corresponding to the total needs of a range of corresponding to the total needs of a range of corresponding to the total needs of a range of the total needs of a range of the total needs of a range of the total needs of a range of the total needs of a range of the total needs of a range of the total needs of a range of the total needs of a range of the total needs of a range of the total needs of a range of the total needs of a range of the total needs of a range of the total needs of the total needs of the total needs of the total needs of the total needs of the total needs of total needs of the total needs of the total needs of the total needs of the total needs of the total needs of the total needs of the total needs of the total needs of the total needs of the total needs of the total needs of the total needs of the total needs of the needs of th										۱ ۱		- IProvide attordable homes of the tenure and size to meet the identified needs?	
increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the elderty, families with children and other vulnerable groups and continuous and adaptable standards (e.g. Part M of building regulations 2010) to address the elderty, families with children and other vulnerable groups and continuous and adaptable standards (e.g. Part M of building regulations 2010) to address the elderty, families with children? In a continuous and the provision of the part of the provision of the provision of the provision of charging points for mobility. In a contribution and ensure that fature growth does not lead to the further deterioration of ensuremental conditions to Clinitate Charges: In a contribution and ensure that fature growth does not lead to the further deterioration of ensuremental conditions to Clinitate Charges: In a contribution to the provision of the provision of charging points for mobility. In a contribution to the contribution of ensuremental conditions to Clinitate Charges: In a contribution to the contribution of a contribution to Clinitate Charges: In a contribution to the contribution of ensuremental conditions to Clinitate Charges: In a contribution to the provision of the provision of charging points for mobility. In a contribution to the contribution of ensuremental conditions to Clinitate Charges: In a contribution to the contribution of the contribution				accessibility in at least 10% of dwellings, rising to 100% of habitable						7 '	Yes	ich is Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	
of all residents including the elderty, familities with children? the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? the needs of a range of users/occupants; such as those with children? the needs of a range of users/occupants; such as those with children? the needs of a range of users/occupants; such as those with children? the needs of a range of users/occupants; such as those with children? the needs of a range of users/occupants; such as those with children? the needs of a range of different sized housing sites in order to maintain a stable supply and delivery and such as the users and developed in a reasonable mode of the users and developed in a reasonable mode of the users and developed in a reasonable mode of the users and developed in a reasonable mode of the users and developed in a reasonable mode of the users and developed in a reasonable mode of the users and developed in a reasonable mode of the users and the users and developed in a reasonable mode of the users and the users and developed in a reasonable mode of the users and the users and families with children? The includes and public tra				1						┤ '	Yes	le needs	1
and other vulnerable groups Frovide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order and jobs via the use of sustainable raved and year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order and jobs via the use of sustainable raved and year land supply of deliverable sites? Yes Frovide a range of different sized housing sites in order and jobs via the use of sustainable raved with in different sized housing site in order to maintain a stable supply and five-year land supply of deliverable sites? Yes Frovide a range of different sized housing site in order to maintain a stable supply and five sites with light of range and substance and increasing supply and reasons a result in supply and five supply and five supply and five supply supply s				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						'		ing the	
Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of range of sustainable modes of transport? To reduce the need to travel and promote sustainable travel habits including walking, cycling and walking existing and profit transport usage. IIA7 AIT, Light and Roise Pollution: To minimise at light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions on the date that future growth does not lead to the further deterioration of environmental conditions on the deterioration of environmental conditions of Communications and profit the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district. No IIA8 Minimising Contributions to Communications in the most accessible indicates and jobs via the use of sustainable modes of sustainable modes of sustainable modes of sustainable modes of sustainable modes of sustainable travel habits including development in a reas with higher PTAL corders of sustainable modes of sustainable travel and promote sustainable travel habits included assist in increasing sustainable travel and promote existing eventual accessible could assist in increasing sustainable travel the positive and improve exportance in the activative and improve exportance in the activative and improve exportance in the sustainable travel habits of future residents. No No No No No No No No No N				1						'	2 Vac	roups	
of transport? In a Sustainable Travel: To reduce the need to travel: To reduce the need to travel: To reduce the need to travel: Interpretability in a minimise in the pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions. In a Minimising Contributions to Cimine Change: In a Minimising Contributions to Cimine Change: In a Minimising Contributions to Cimine Change: In a Minimising Contributions to Cimine Change: In a minimise and provide new routes? No minimise and provide new routes? No minimise and provide new routes? No minimise and provide new routes? No minimise and provide new routes public transport including where there are existing issues (such as steps)? Yes In a minimise and provide new routes public transport including from increasing No communications infrastructure? Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure? Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure? Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure? Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure? Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure? No N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A				uwenings. Therefore, an uncertain effect has been recorded.						'	res	Provide a range of different sized flousing sites in order to maintain a stable supply and rive-year rand supply of deliverable sites:	
Il AS Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage. If any AIT, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that fiture growth does not lead to the further deterioration of environmental conditions to Cilmental Chapter. III AS Sustainable travel and promote sustainable travel habits including walking, cycling and walking network and provide new routes? No No minimise air, light and noise pollution: To minimise air, light and noise pollution and ensure that fiture deterioration of environmental conditions. III AS MINIMINISING Contributions to Cilmet Chapter. III AS MINIMINISING Contributions to Cilmet Chap	The inclusion of wording within this policy to		No	· · · · · · · · · · · · · · · · · · ·			Localised		Low	Direct	Yes		
To reduce the need to travel and promote sustainable travel habits including walking, cycling and walking network and provide new routes? Interview opportunities to access public transport usage. Reduce congestion on the strategic and local-road network though the delivery of new or enhanced transport and communications infrastructure? INA Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that furne described in the delivery of new or enhanced transport and one of the IIA objective. Therefore a neutral effect is predicted. To minimise air, light and noise pollution and ensure that furne described in East the Chapter of environmental conditions. IIAB Minimising. Contributions to Cilinate Chapter: Sustainable travel habits of future residents. No No No No No No No No No N	ensure existing or increase accessibility to publ transport for older people could help to furthe					rsible		(10yrs)		┨ ′	No		IIA6 Sustainable Travel
habits including walking, cycling and public transport usage. Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? IIA/ Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions. IIAB Minimising Contributions to Climate Change: IIAB Minimising Contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Climate Change: Or contributions to Contributions to Climate Change: Or contributions to Contributions to Climate Change: Or contributions to Contributions to Climate Change: Or contributions to Contributions to Climate Change: Or contributions to Contributions to Climate Change: Or contributions to Contributions to Climate Change: Or contributions to Contributions to Climate Change: Or contributions to Contributions to Climate Change: Or contributions to Contributions to Contributions to Climate Change: Or contributions to Contribution	the positive effect identified.									4 '		avel and	To reduce the need to travel and
and public transport usage. Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? IIA7 AIT, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions. IIA8 Minimising Contributions to Cilina Changes: IIA8 Minimising Contributions to Cilina Changes: IIA8 Minimising Contributions to Cilina Changes: IIA9 Minimising Contributions to Cilina C										4 '	140		1 .
Communications infrastructure? IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Charge: IIA8 Inimising Contributions to Climate Charge: Communications infrastructure?										'			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Charge: IIA8 Minimising Contributions to Climate Charge: IIA7 Air, Light and Noise Pollution IIA7 Air, Light and Noise Pollution IIA8 Minimising Contributions to Climate Charge: IIA8 Included a contribution and ensure that Growth and the pollution and ensure that Growth and the pollution by keeping external lighting to the minimum required for safety and security? No IIA8 Minimising Contributions to Climate Charge: IIA9 IIA8 Minimising Contributions to Climate Charge: IIA9 IIA8 Minimising Contributions to Climate Charge: IIA9 IIA8 Minimising Contributions to Climate Charge: IIA9 IIA8 Minimising Contributions to Climate Charge: IIA9 IIA8 Minimising Contributions to Climate Charge: IIA9 IIA8 Minimising Contributions to Climate Charge: IIA9 IIA8 Minimising Contributions to Climate Charge: IIA9 IIA8 IIA8 IIA8 IIA8 IIA8 IIA8 IIA8										a '	No	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	
Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Charge: Climate Charge: Description: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Charge: Description: To minimise air, light and noise problem of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? No Indirect Low Medium (10yrs) Indirect Low Medium (10yrs) Alternative 3 encourages the provision of charging points for mobility scoters and directs development into areas with a PTAL score of 3-6,		+	No	The alternative neither supports nor detracts from the achievement	Neutral	N/A	N/A	N/A	N/A	N/A	ž No		IIA/ Air, Light and Noise
pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Charge: Climate Charge: Climate Charge:						.,		,				vehicular movement and commercial activities, either through their location or through causing a further deterioration as a	
growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Charge: Climate Charge: IIA9 Wedium Localised Permanent/Reve (10yrs) Climate Charge: The state of the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Climate Charge: The state of the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Climate Charge: The state of the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Climate Charge: The state of the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Climate Charge: The state of the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district.) No Su										A '	No	result of new developments	
environmental conditions IIA8 Minimising Contributions to Climate Change: (10yrs)										4 '	1	to the	growth does not lead to the
IIA8 Minimising Contributions to Climate Change: Climate										4 '			
Climate Change: heat networks) in line with the London Plan (2021)? (10yrs) rsible scooters and directs development into areas with a PTAL score of 3-6,			I .	- · · · · · · · · · · · · · · · · · · ·			Localised	1	Low	Indirect	- No	tions to Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	
TODICACE TO THE PROPERTY OF TH				scooters and directs development into areas with a PTAL score of 3-6, thus residents will be encouraged to use sustainable transport		rsible		(10yrs)		A '	No	heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles?	Climate Change:
To reduce the borough's modes. This could help to lower emissions within the Borough. Promote a low carbon local economy? No										4 '		Promote a low carbon local economy?	
emission of climate change gases Minimise greenhouse gas emissions? Sensure new developments are energy efficient? No No No No No No No N										4 '	-		
No. N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A		+	No	The alternative neither supports nor detracts from the achievement	Neutral	N/A	N/A	N/A	N/A	N/A		mate	IIA9 Adaptation to Climate
Change: of the IIA objective. Therefore a neutral effect is predicted.										A ' '	No		_
Adapt to the effects of climate change including flood risk, change including flood risk, Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure.										A '	No No		•
extreme weather and reduced across the borough and within the wider area?							<u> </u>	<u> </u>				educed across the borough and within the wider area?	
Avoid adverse effects on European designated habitats sites? No N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A			No			N/A	N/A	N/A	N/A	N/A		Conseque enhance and repair nationally and locally designated wildlife sites?	
IIA10 Biodiversity: To safeguard and enhance Conserve, enhance and repair natural and semi natural habitats? No Conserve, enhance and repair natural and semi natural habitats?				of the his objective. Therefore a neutral effect is predicted.						4 '		Conserve enhance and repair natural and semi natural habitats?	•
						l					No		hindiversity and gendiversity

DIDUIVEISILY AND REDUIVEISILY	Achieve biodiversity net gain (BNG) in new developments?	No			1 1	I I	I		1	I	1	1
and improve connectivity		No	-									
between, and access to, green	Provide new or improved access to greenspaces? Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	NO.	-									
spaces and functional habitats.	borough)?	NO NO										
	Protect sites of geological importance?	No										
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No							of the IIA objective. Therefore a neutral effect is predicted.			
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No										
assets (including known and	appropriately to local character, townscape and context?											
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No										
and their settings and where	Improve the condition of the historic environment?	No										
appropriate improve the quality	Encourage heritage led regeneration?	No										
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No										
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA12 Landscape and Townscape	Promote high quality and contextually successful design?	No							of the IIA objective. Therefore a neutral effect is predicted.			
To conserve and enhance the borough's landscape and	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes										
townscape character	Protect sensitive areas and protected views?	No										
to miscape unaracter	Safeguard landscape and townscape features such as trees?	No										
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	Yes	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA13 Soils and Water:	Avoid development of greenfield land?	Yes										
To minimise water and soil	Promote the efficient use of minerals?	No										
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No										
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage-	No										
greenfield land, soil and minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	No										
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No										
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No							of the IIA objective. Therefore a neutral effect is predicted.			
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No										
	Safeguard existing waste management sites?	No			ı							

ignificant Negative and	Uncertain Effects
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Significant Negative and Uncertain Effects

IIA5: Alternative 3 will provide a total of 2300 dwellings for older people over the local plan period, ensuring the need for such accommodation is met alongside staff accommodation over the plan period, which could lead to surplus provision. This could make it harder to meet needs for other types of accommodation, such as family sized dwellings. Therefore, an uncertain effect has been recorded.

Potential Cumulative Effects Identified

IIA6:The inclusion of wording within this policy to ensure existing or increase accessibility to public transport for older people could help to further the positive effect identified.

Policy/Alternative name	Policy HO7: Supported and Sheltered Housing - Alternative 1
Chapter	Chapter 04: Housing
Policy/alternative description	Continue existing Local Plan policy approach (DM 29):
	The Council will support proposals on previously-developed land for sheltered housing, care homes and extra care housing (across all tenures) for older people and those who
	may be vulnerable, provided that the proposal is accessible by public transport with good access to local amenities including shops and community facilities.
	B. The loss of care homes or sheltered housing will only be supported where it can be reasonably demonstrated there is no longer a demand for that use on the site.
Assumptions Made	None.

	IIA framework											
		Assessment	Direct/			Spatial	Permanence/			Potential for		
IIA objective	Assessment Questions	Question Screened in?	Indirect	Magnitude	Duration		Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
		No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
	development? Support the provision of world class infrastructure and connectivity?	No	-						of the IIA objective. Therefore a neutral effect is predicted.			
	Support flexible working practices?	No No										
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs?	No										
To deliver economic growth and support the creation of new	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No										
businesses, whilst supporting the	Safeguard existing town centres?	No	1									
growth and retention of existing	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No	-									
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No	1									
	floor space?		4									
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No	-	
IIA2 Employment: To create greater employment	create new jobs in riigh value sectors, including in the green sector:		197	14/2	14/4	14/4	IN/A	14Cdtldi	of the IIA objective. Therefore a neutral effect is predicted.	110		
opportunities and higher value	Encourage developers to demonstrate how they are investing in skills and employing local people?	Ne	1									
jobs for all ages across the whole												
borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	Yes	Indirect	Low	Medium (10vrs)	Localised		Minor Positive	Existing Policy DM29 (Alternative 1) requires development for	No		
	including: oeducation facilities?				(10yrs)		rsible		sheltered housing, care homes and extra care housing to be "accessible by public transport with good access to local amenities			
	orecreation facilities?								including shops and community facilities". Whilst this will not			
IIA3 Accessibility: To improve local accessibility to	ohealth services? Increase the delivery of new or enhanced community and health facilities?	No	- I						produce additional services or facilities, it is likely to increase the accessibility of such services for future residents. Therefore an			
healthcare, education, retail	Help ensure all children have access to a local school within reasonable walking distance?	No No	<u> </u>						indirect minor positive effect has been recorded.			
facilities, general community	Increase education facility provision for children with learning disabilities?	No]									
facilities and recreational resources (including open spaces	Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	Yes	₹									
and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
			4									
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	Yes	1									
	who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Indirect	Low	Medium			Minor Positive	Existing Policy DM29 (Alternative 1) requires development for	No		
	quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	Yes	1		(10yrs)				sheltered housing, care homes and extra care housing to be "accessible by public transport with good access to local amenities			
	and recreation facilities?								including shops and community facilities". This could indirectly help			
IIA4 Health and Wellbeing: Enable residents to lead a	Increase and improve opportunities for active travel including walking and cycling?	Yes No	-						to ensure future residents are able to utilise active travel such as			
healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	I NO							walking. This could also help to ensure access to facilities and service required to maintain good wellbeing. Therefore, an overall minor			
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes							positive effect has been recorded,			
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes No	-									
	Ensure all representative groups will be consulted and engaged with?	Yes	1									
	Increase the number of additional homes delivered to meet local needs/targets?		Direct	Low	Medium			Minor Positive	Alternative 1 (Existing Policy DM29) will provide sheltered housing,	No		
IIA5 Housing:	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No			(10yrs)	Wide	rsible		care homes and extra care housing within the Borough, in locations with good access to public transport, shops and services. Loss of such			
To deliver a range of housing	Provide affordable homes of the tenure and size to meet the identified needs?		1						developments will be limited to cases where there is no longer a	1		
sites and ensure everyone has access to housing, which is	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	Yes							need for such housing.			
affordable, and meets the needs	require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	Yes	-									
of all residents including the elderly, families with children	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?											
and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Voc	4									
	r rovide a range or unrerent sized nousing sites in order to maintain a stable supply and live-year land supply of deliverable sites?	162										
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	Direct	Low	Medium	Localised		Minor Positive	Existing Policy DM29 (Alternative 1) will not directly increase public	No		
IIA6 Sustainable Travel:	of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	No	- I		(10yrs)		rsible		or active travel routes, the focussing of development in areas with public transport links and access to local shops and community			
To reduce the need to travel and									facilities could assist in increasing sustainable travel habits of future			
promote sustainable travel	Improve existing cycling and walking network and provide new routes?	No	4						residents.			
habits including walking, cycling and public transport usage.	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes										
		No	1									
IIA7 Air, Light and Noise	communications infrastructure?	N.	N/C	N/2	N/C	N/:	N/*	No. 1	The electric state of the second state of the	N-		
Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a	-I NO	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	INO		
To minimise air, light and noise	result of new development?]									
pollution and ensure that future growth does not lead to the	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
further deterioration of												
environmental conditions	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)?		, , ,	1.7/	,^	'''^	11/7		of the IIA objective. Therefore a neutral effect is predicted.			
To reduce the borough's	Support the shift towards usage of electric and ultralow emissions vehicles?	No	4									
contribution towards the	Promote a low carbon local economy? Ensure new developments are energy efficient?	No No	1									
emission of climate change gases	Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No										
IIA9 Adaptation to Climate	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
Change: Adapt to the effects of climate	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No							of the IIA objective. Therefore a neutral effect is predicted.			
Iapt to the cheets of chillate	The state of the s	10	_ '	1	1		1		1	1	1	I .

change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No	1 1		1 1	1 1	1		1	1 1	I	I .
extreme weather and reduced	across the borough and within the wider area?	NO.										
extreme weather and reduced	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
	Conserve, enhance and repair nationally and locally designated wildlife sites?	No	1 11/2	IV/A	11//	"/^	14/7		of the IIA objective. Therefore a neutral effect is predicted.			
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats?	No.	1 1					ľ	or the fire objective. Therefore a fleatible effect is predicted.			
To safeguard and enhance	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No	1 1									
biodiversity and geodiversity	Achieve biodiversity net gain (BNG) in new developments?	No	1 1									
and improve connectivity	Provide new or improved access to greenspaces?	No	1 1									
between, and access to, green	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No	1 1									
spaces and functional habitats.	borough)?											
	Protect sites of geological importance?	No	1									
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No	1 . 1						of the IIA objective. Therefore a neutral effect is predicted.			
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No	1						· ·			
assets (including known and	appropriately to local character, townscape and context?											
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1									
and their settings and where	Improve the condition of the historic environment?	No										
appropriate improve the quality	Encourage heritage-led regeneration?	No										
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No										
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
IIA12 Landscape and Townscape	Promote high quality and contextually successful design?	No							of the IIA objective. Therefore a neutral effect is predicted.			
To conserve and enhance the borough's landscape and	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No										
townscape character	Protect sensitive areas and protected views?	No	1									
townscape character	Safeguard landscape and townscape features such as trees?	No										
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	Yes	Direct	Low	Medium (10yrs)	Localised	Permanent/Irrev ersible	Minor Positive	Alternative 1 (Existing Policy DM29) encourages development for sheltered housing, care homes and extra care housing to be located	No		
IIA13 Soils and Water:	Avoid development of greenfield land?	Yes]						on previously developed land.			
To minimise water and soil	Promote the efficient use of minerals?	No										
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No										
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage-	No										
greenfield land, soil and minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	No]									
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No										
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No	1		"	"			of the IIA objective. Therefore a neutral effect is predicted.	[]		
IIA14 Waste: To minimise waste.	Ensure-waste is dealt with in line with circular economy principles?	No										
To minimise waste.	Safeguard existing waste management sites?	No										
<u> </u>					1						I	

To minimise waste.	7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7		4						
	Safeguard existing waste management sites?	No							
				Się	gnificant Negative	and Uncertain Effe	cts		
					Significant F	Positive Effects			
				ŀ	Potential Cumulat	tive Effects Identifie	d		
					Miti	igation			
					Enhan	cements			

Policy/Alternative name	Policy HO8 Purpose Built Student Accommodation: Alternative 1
Chapter	Chapter 04: Housing
Policy/alternative description	The alternative is for no policy option to be implemented.
Assumptions Made	None.

	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
	development? Support the provision of world class infrastructure and connectivity?	No	-						IIA objective. Therefore a neutral effect is predicted.			
	Support flexible working practices?	No										
IIA1 Economy: To deliver economic growth and	Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No.	-									
support the creation of new	entrance the vitality and viability of town centres, by retaining and providing additional moor space for town centre uses	NO NO										
	Safeguard existing town centres?	No										
growth and retention of existing businesses	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
businesses	Improve existing shopping facilities within town centres and neighbourhood parades?	No										
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No										
	floor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No	-									
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
To create greater employment									IIA objective. Therefore a neutral effect is predicted.			
opportunities and higher value	Encourage developers to demonstrate now they are investing in skins and employing local people.	No										
jobs for all ages across the whole borough												
Dorough	Encure all recidents have equitable access to local consider and facilities taking into account the mode of an exist account the	Vac	Direct	Low	Modium	Localicad	Permanent/Reve	Minor	A lack of policy means that the development of student	No	Mitigation: The inclusion of a policy referencing	+
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:	Yes	Direct	Low	Medium (10yrs)	Localised	rsible		A lack of policy means that the development of student accommodation may not be encouraged in areas with good access to	No	Purpose Built Student Accommodation and that it	
	oeducation facilities?				' '				services and facilities, such as on the edge of town centres. This could		should be located in areas with good accessibility	
IIA3 Accessibility:	orecreation facilities? ohealth services?								increase the need for future residents to travel to access facilities. Therefore, a potential minor negative effect is identified.		by sustainable modes.	
To improve local accessibility to		No	 						mererore, a potential minor negative effect is identified.			
healthcare, education, retail	Help ensure all children have access to a local school within reasonable walking distance?	No]									
facilities, general community facilities and recreational	Increase education facility provision for children with learning disabilities?	No										
	Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No No	1									
and sports facilities)	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avaid an adversa / dissinstant impact an avatestad share statistics (as wellt, assure)	No	4									
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	No	1									
	who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Low	Medium	Localised	Permanent/Reve	Minor	A lack of policy may mean that the design of student accommodation	No	Mitigation: The inclusion of a policy referencing	
	quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	Yes	1 1		(10yrs)		rsible	Negative	and its location may not be controlled. Access to amenity space or proximity to open space and recreation facilities may not be provided		Purpose Built Student Accommodation and that it should be located in areas with good accessibility	
	and recreation facilities?		_						nor access by foot/cycle to facilities. Therefore a potential minor		to facilities including recreation, open space by	
HAA Haalib and Mallbatan	Increase and improve opportunities for active travel including walking and cycling?	Yes	4						negative effect has been identified.		walking/cycling and other sustainable modes.	
IIA4 Health and Wellbeing: Enable residents to lead a	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	Yes										
healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes	1									
	Increase provision of private amenity space?	No.	_									
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?		4									
	Ensure all representative groups will be consulted and engaged with?	Yes										
	Increase the number of additional homes delivered to meet local needs/targets?	No	Direct	Low	Medium	Localised	Permanent/Reve	minor nositive	Alternative 1 will help to deliver student accommodation within the	No		
IIA5 Housing:	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No		LOW	(10yrs)	Localisea	rsible	minor positive	Borough over the lifetime of the plan although without a specific	140		
To deliver a range of housing			4						policy, the location and design may be less controlled than if there			
sites and ensure everyone has	Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	Yes No	- 1						were a policy. This will help to meet the housing needs of the Borough although the need for student housing has not been			
access to housing, which is	require support or care)?	110							identified as high within the draft Housing Needs Assessment			
affordable, and meets the needs of all residents including the	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address-	No							(September 2022). A potential minor positive effect has been			
elderly, families with children	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								identified.			
and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes										
		N	1	,		1	D		A link of a line was a last the line of th	N.	Additional to the fact of the	-
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Direct	Low	Medium (10yrs)	Localised	Permanent/Reve rsible		A lack of policy means that the development of student accommodation may not be encouraged in areas with good access to	NO	Mitigation: The inclusion of a policy referencing Purpose Built Student Accommodation and that it	
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	1		(=0,1.3)		.5.5.0		services and facilities, such as on the edge of town centres. This could		should be located in areas with good accessibility	
To reduce the need to travel and		No	 						increase the need for future residents to travel to access facilities.		by sustainable modes.	
promote sustainable travel habits including walking, cycling	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No No							Therefore, a potential minor negative effect is identified.			
and public transport usage.	marcose and improve apportantiacs to access passic datasport including where there are existing issues (such as steps):											
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No										
IIA7 Air, Light and Noise	communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		+
Pollution:	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a		'''^	1975	.4/4	.4/14	19/5	cutidi	IIA objective. Therefore a neutral effect is predicted.			
To minimise air, light and noise pollution and ensure that future	result of new development?											
growth does not lead to the	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
further deterioration of												
environmental conditions	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		+
IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)?		'		'		·		IIA objective. Therefore a neutral effect is predicted.			
To reduce the borough's	Support the shift towards usage of electric and ultralow emissions vehicles?	No										
contribution towards the	Promote a low carbon local economy? Ensure new developments are energy efficient?	No No	1									
emission of climate change gases	Minimise greenhouse gas emissions?	No			<u> </u>							
		No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No		
IIA9 Adaptation to Climate	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?											
Change:		No.	-						IIA objective. Therefore a neutral effect is predicted.			
Change: Adapt to the effects of climate change including flood risk,		No No							IIIA objective. Therefore a neutral effect is predicted.			

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	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the No
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No							IIA objective. Therefore a neutral effect is predicted.
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No							
biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No							
and improve connectivity	Achieve biodiversity net gain (BNG) in new developments?	No							
between, and access to, green	Provide new or improved access to greenspaces?	No							
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No							
spaces and functional nubitation	borough)?								
	Protect sites of geological importance?	No							
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the No
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No							IIA objective. Therefore a neutral effect is predicted.
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No							
assets (including known and	appropriately to local character, townscape and context?								
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No							
and their settings and where	Improve the condition of the historic environment?	No							
appropriate improve the quality	Encourage heritage led regeneration?	No							
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No							
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the No
IIA12 Landscape and Townscape	. Promote high quality and contextually successful design?	No							IIA objective. Therefore a neutral effect is predicted.
To conserve and enhance the		No							
borough's landscape and	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?								
townscape character	Protect sensitive areas and protected views?	No							
townscape enaracter	Safeguard landscape and townscape features such as trees?	No							
	Sareguard ranuscape and townscape reactives such as trees?								
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A		The policy neither supports nor detracts from the achievement of the No
									IIA objective. Therefore a neutral effect is predicted.
IIA13 Soils and Water:	Avoid development of greenfield land?	No							
To minimise water and soil	Promote the efficient use of minerals?	No							
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No							
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage	No							
greenfield land, soil and mineral	s targets in new developments?								
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No							
	groundwater and water bodies?								
		No							
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?								
	Encourage new developments to provide adequate space for waste separation?	Yes	N/A	N/A	N/A	N/A	N/A		The policy neither supports nor detracts from the achievement of the No
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes							IIA objective. Therefore a neutral effect is predicted.
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	Yes							
10 minimise waste.	Safeguard existing waste management sites?	No							
	aneguaru existing waste management sitest								

Exception for the descriptment is growedly descripted segretic stage and descriptment of the product of the p		Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	I NO									
The interior was the color white from the rough concerning processing 2 and 10			Yes	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	No	
To minimise waste in large and an inargement ease? Significant Postinie Waste Signif												
Significant Regular and Executive Works in concentration (Files) Significant Regular and Executive (Files)		Ensure waste is dealt with in line with circular economy principles?										
Significant Positive Effects Posential Cumulative Effects Identified Posential Cumulative Effects Identified Militagation: The inclusion of a godyr referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility by sostainable modes. Militagation: The inclusion of a policy referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility for sostainable modes. Militagation: The inclusion of a policy referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility for sostainable modes. Militagation: The inclusion of a policy referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility by sostainable modes. Militagation: The inclusion of a policy referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility by sostainable modes.	To minimise waste.	Safeguard existing waste-management sites?	No									
Significant Positive Effects Posential Cumulative Effects Identified Posential Cumulative Effects Identified Militagation: The inclusion of a godyr referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility by sostainable modes. Militagation: The inclusion of a policy referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility for sostainable modes. Militagation: The inclusion of a policy referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility for sostainable modes. Militagation: The inclusion of a policy referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility by sostainable modes. Militagation: The inclusion of a policy referencing Purpose Buil Student Accommodation and that it should be located in area with good accessibility by sostainable modes.		·		<u>'</u>								
Potential Cumulative Effects Identified Responsible Potential Cumulative Effects Identified					Si	ignificant Ne	egative and	Uncertain Effects				
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Potential Cumulative Effects Identified Mitigation: The inclusion of a policy referencing Purpose Built Student Accommodation and that it should be located in areas with good accessibility by sustainable modes. IAS Mitigation: The inclusion of a policy referencing Purpose Built Student Accommodation and that it should be located in areas with good accessibility by sustainable modes. IAS Mitigation: The inclusion of a policy referencing Purpose Built Student Accommodation and that it should be located in areas with good accessibility by sustainable modes. IAS Mitigation: The inclusion of a policy referencing Purpose Built Student Accommodation and that it should be located in areas with good accessibility by sustainable modes.												
IIA3-Mitigation: The inclusion of a policy referencing Purpose Built Student Accommodation and that it should be located in areas with good accessibility by sustainable modes. IIA4-Mitigation: The inclusion of a policy referencing Purpose Built Student Accommodation and that it should be located in areas with good accessibility to facilities including recreation, open space by walking/cycling and other sustainable modes. IIA6-Mitigation: The inclusion of a policy referencing Purpose Built Student Accommodation and that it should be located in areas with good accessibility by sustainable modes.						Signif	icant Positi	ive Effects				
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	IIA4:Mitigation: The inclusion o	f a policy referencing Purpose Built Student Accommodation and that it should be located in areas with good accessibility to facilit	ies including recreation,	open space	by walking/cy	ycling and ot	her sustaina	able modes.				
Enhancements	IIA6:Mitigation: The inclusion o	f a policy referencing Purpose Built Student Accommodation and that it should be located in areas with good accessibility by susta	inable modes.									
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Policy/Alternative name	Policy HO8: Purpose Built Student Accommodation - Alternative 2
Chapter	Chapter 04: Housing
Policy/alternative description	Allow PBSA schemes within accessible locations with PTAL 3-6
Assumptions Made	It has been assumed that proposed Policy HO8 will remain unchanged, expect for the addition of PTAL scores as a consideration in criterion 1bii.

	IIA framework								Assessment		
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation Enhancement
support the creation of new businesses, whilst supporting the	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development? Support the provision of world class infrastructure and connectivity? Support flexible working practices? Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use? Safeguard existing town centres? Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment? Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor-space?	Yes No No No No No No No No No No No No No	Indirect	Low	Medium (10yrs)	Localised	Permanent/Reve rsible		The policy indirectly supports the achievement of IIA1 as students car encourage economic regeneration in the areas they are located in, which supports the vitality/viability of town centres. The presence of students can also make the Borough attractive for new businesses, as they bring a large pool of skilled labour. Therefore, a potential indirect minor positive effect is identified.		
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Create new jobs in high value sectors, including in the green sector? Encourage developers to demonstrate how they are investing in skills and employing local people?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No	
healthcare, education, retail facilities, general community facilities and recreational	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: oeducation facilities? orecreation facilities? ohealth services? Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance? Increase education facilities have access to a local school within reasonable walking distance? Increase education facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity? Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	No	Direct	Low	Medium (10yrs)	Localised	Permanent/Reve rsible		Policy HO8 sets out that new provision of student accommodation should be located within close proximity to shops, services and facilities which future residents may require, as well as in areas with high PTAL scores. This could help to ensure future students are able to access the services they require.	No	
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities? Increase and improve opportunities for active travel including walking and cycling? Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities? Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food? Ensure all representative groups will be consulted and engaged with?		Direct	Low	Medium (10yrs)	Localised	Permanent/Reve rsible	Minor Negative	Alternative 2 sets out that new provision of student accommodation should be located within close proximity to shops, services and facilities which future residents may require. PTAL scores will also need to be high in locations for development to ensure access to public transport. It is also noted that criterion 1c requires developers to confirm a need for purpose-built student accommodation with a high education provider and evidence this prior to development. However, the absence of any reference to outside space or green infrastructure within this policy could inhibit wellbeing, as not all students will be able to afford paid-for recreation facilities to maintain physical and mental health. Therefore a potential minor negative effect has been identified.	No	
IIAS Housing: To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets the needs of all residents including the elderly, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)? Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	No	Direct	Low	Medium (10yrs)	Localised	Permanent/Reve rsible	·	Alternative 2 will help to deliver student accommodation within the Borough over the lifetime of the plan, the design of which will have to consider access to local services and facilities, PTAL scores and deliver a range of accommodation types. This will help to meet the housing needs of the Borough although the need for student housing has not been identified as high within the draft Housing Needs Assessment (September 2022). A potential minor positive effect has been identified.	No	
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Improve existing cycling and walking network and provide new routes?	Yes Yes No No No	Direct	Low	Medium (10yrs)	Localised	Permanent/Reve rsible		Alternative 2 encourages the development of student accommodation in areas with good access to services and facilities, with high PTAL scores and on the edge of town centres. This could intensify student accommodation in existing areas, reducing the need for future residents to travel.	No	
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes N o	Direct	Low	Medium (10yrs)	Localised	Permanent/Reve rsible	Minor Negative	This alternative would encourage student accommodation development within areas with a high PTAL score. It is noted that residential areas currently coincide with many of these locations, as may future developments encouraged by Chapter 04 of the Local Plan. This could lead to tension between residents with families and students from noise issues, particularly during anti-social hours.	No	
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No No No No	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.		
IIA9 Adaptation to Climate Change: Adapt to the effects of climate	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	INU	

change including flood risk,	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No										
extreme weather and reduced	across the borough and within the wider area?											
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		The inclusion of a link to the Green Infrastructure
IIA10 Biodiversity:	Conserve, enhance and repair nationally and locally designated wildlife sites?	No							of the IIA objective. Therefore a neutral effect is predicted.			chapter or reference to the need for green
To safeguard and enhance	Conserve, enhance and repair natural and semi natural habitats?	No									ļ	infrastructure provision in around student
biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No									l l	accommodation could help to create a potential
and improve connectivity	Achieve biodiversity net gain (BNG) in new developments?	No										positive effect for IIA10.
between, and access to, green	Provide new or improved access to greenspaces?	No										
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No										
	Protect sites of geological importance?	No										
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	No		
To conserve and enhance the	Maintain and enhance access to cultural heritage assets?	No	1 1						of the IIA objective. Therefore a neutral effect is predicted.			
historic environment, heritage	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No										
assets (including known and	appropriately to local character, townscape and context?											
unknown archaeological sites)	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No										
and their settings and where	Improve the condition of the historic environment?	No										
appropriate improve the quality	Encourage heritage-led regeneration?	No										
of the built environment	Help provide solutions to those assets on the Heritage at Risk register?	No										
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement	No		
IIA12 Landscape and Townscape	Promote high quality and contextually successful design?	No							of the IIA objective. Therefore a neutral effect is predicted.			
To conserve and enhance the borough's landscape and	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No										
townscape character	Protect sensitive areas and protected views?	No	1									
townscape character	Safeguard landscape and townscape features such as trees?	No										
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA13 Soils and Water:	Avoid development of greenfield land?	No										
To minimise water and soil	Promote the efficient use of minerals?	No										
pollution and ensure protection	Protect soil quality and avoid soil pollution?	No										
of natural resources including	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage- targets in new developments?	No										
resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	- No										
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No										
	Encourage new developments to provide adequate space for waste separation?	Yes	N/A	N/A	N/A	N/A	N/A		The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes	↓									
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	Yes]									
	Safeguard existing waste management sites?	No										

Significant Positive Effects Enhancements IIA10:The inclusion of a link to the Green Infrastructure chapter or reference to the need for green infrastructure provision in around student accommodation could help to create a potential positive effect for IIA10.

Policy/Alternative name	HO9 Large Scale Purpose Built Shared Living: Alternative 1
Chapter	Chapter 04: Meeting Harrow's Housing Needs
Policy/alternative description	This alternative is for no policy option to be implemented.
Assumptions Made	None.

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IIA objective	IIA framework Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude		Spatial Extent	Permanence/ Reversibility	Significance	Assessment Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
IIA1 Economy: To deliver economic growth and support the creation of new businesses, whilst supporting the growth and retention of existing businesses	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes No Yes No No No No No No Yes Yes	Direct	Medium	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Negative	The alternative does not support the achievement of objective IIA1 as the absence of a policy means that reliance will have to be placed on national and London Plan policies for determining proposals. This may result in LSPBSL schemes being developed outside of the boundaries of Harrow Metropolitan Centre and Wealdstone District Centre, that form part of the Opportunity Area. This may also result in LSPBSL schemes being developed without the inclusion of flexible workspace, removing the provision workspace for the internal and external residents, as well as any opportunities to create commercial networks, attract investment, boost economic growth and help achieve the Borough's economic objectives. Therefore, a potential minor negative effect is recorded.		Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living.	
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Create new jobs in high value sectors, including in the green sector? Encourage developers to demonstrate how they are investing in skills and employing local people?	Yes Ne	Direct	Low	Medium (10yrs)	Borough Wide	Permanent/Reve rsible	Minor Negative	The alternative does not support the achievement of objective IIA2 as the absence of a policy means that reliance will have to be placed on national and London Plan policies for determining proposals. This may result in LSPBSL schemes being developed without the inclusion of flexible workspace, removing the provision workspace for the internal and external residents, as well as any opportunities to create additional jobs. Therefore, a potential minor negative effect is recorded.		Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living.	
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: oeducation facilities? orecreation facilities? ohealth services? Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance? Increase the capacity to accommodate proposed development? Ensure local facilities have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity? Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabiled, elderly. Immilies with children?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities? Increase and improve opportunities for active travel including walking and cycling? Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities? Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food? Ensure all representative groups will be consulted and engoged with?		Direct	Medium	Medium/L ong	Borough Wide	Permanent/Reve rsible	Minor Negative	The alternative does not support the achievement of objective IIA4 as the absence of a policy means that reliance will have to be placed on national and London Plan policies for determining proposals. This may result in LSPBSL schemes being developed without the inclusion of public amenities, removing a quality of community cohesion from the development. Therefore, a potential minor negative effect is recorded.		Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living.	
IIAS Housing: To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets the needs of all residents including the elderly, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)? Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address.	No	Direct	Medium	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Negative	The alternative does not support the achievement of objective IIAS as the absence of a policy means that reliance will have to be placed on national and London Plan policies for determining proposals. It would also be difficult to request developers to demonstrate proposals for LSPBSL development are addressing a local identified need, which may lead to an over-concentration of LSPBSL developments. This could make it difficult for the Council to ensure that the identified local housing need is being met, especially regarding the provision of conventional C3 self-contained housing such as family housing. Therefore, a potential minor negative effect is recorded.		Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living.	
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	Yes Yes No No	N/A	N/A	N/A	N/A	N/A	Uncertain	The absence of a policy means that reliance will have to be placed on national and London Plan policies for determining the location of proposals. Although the London Plan (2021) requires schemes to be "located in an area well-connected to local services and employment by walking, cycling and public transport", these may not be areas the local council would deem appropriate, such as areas characterised by family housing. Therefore, as proposed developments may be located in an area that is not entirely appropriate, an uncertain effect is recorded.		Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living.	
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?		N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of Climate change gases	Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure- across the borough and within the wider area? Avoid adverse effects on European designated habitats sites?	No No No No	N/A N/A	N/A	N/A N/A	N/A	N/A	Neutral Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The alternative neither supports nor detracts from the achievement			
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green	Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Abbitan blocking that or any in (BMC) is provided personal and in the priority species and habitats?	No No No No							of the IIA objective. Therefore a neutral effect is predicted.			

spaces and runctional navitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No			1 1	I	l I				I
	borough)?										
		No									
	• • •	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement		
IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No		·	'	'	· /		of the IIA objective. Therefore a neutral effect is predicted.		
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No									
heritage assets (including known and unknown	appropriately to local character, townscape and context?										
archaeological sites) and their settings and where		No									
appropriate improve the quality of the built		No									
environment	Encourage heritage-led regeneration?	No									
	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Medium	Medium/L	Borough	Permanent/Irrev	Minor Negative	The alternative does not support the achievement of objective IIA12	Mitigation: The inclusion of a policy referencing	
	Promote high quality and contextually successful design?	Yes			ong	Wide	ersible		as the absence of a policy means that reliance will have to be placed	Large Scale Purpose Built Shared Living.	
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No							on national and London Plan policies for determining the location of	· · · · · · · · · · · · · · · · · · ·	
	Protect sensitive areas and protected views?	No							proposals. This could result in an over concentration of LSPBSL		
		No							schemes, as national and regional policy does not specify that LSPBSL		
									schemes should be distanced in order to avoid a detrimental impact		
									on the character of the surrounding area. Additionally, national and		
IIA12 Landscape and Townscape:									regional policy is unlikely to specify that LSPBSL schemes should be		
To conserve and enhance the borough's landscape and									developed within the boundaries of Harrow Metropolitan Centre and		
townscape character									Wealdstone District Centre (in areas that have a PTAL rating of 5-6).		
	Safeguard landscape and townscape features such as trees?								This is a particular issue as LSPBSL schemes tend be built at higher		
									densities and are likely to require 4 or more storeys development;		
									this would subsequently impact character and amenities of areas		
									characterised by two-storey family housing. Therefore, a potential		
									minor negative effect is recorded.		
		No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement		
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?			·	'	· ·	· /		of the IIA objective. Therefore a neutral effect is predicted.		
	Avoid development of greenfield land?	No									
	Promote the efficient use of minerals?	No									
IIA13 Soils and Water:	Protect soil quality and avoid soil pollution?	No									
To minimise water and soil pollution and ensure	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No									I
protection of natural resources including greenfield	in new developments?										
land, soil and minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No									
	groundwater and water bodies?										
		No									
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?						<u> </u>				
_	Encourage new developments to provide adequate space for waste separation?	No	Direct	Medium	Medium/L	Borough	Permanent/Reve	Minor Negative	The alternative does not support the achievement of objective IIA14	Mitigation: The inclusion of a policy referencing	
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes			ong	Wide	rsible		as the absence of a policy means that reliance will have to be placed	Large Scale Purpose Built Shared Living.	
	Ensure waste is dealt with in line with circular economy principles?	Yes							on national and London Plan policies for determining proposals. This		
		No							could result in less/no consideration being given to the strength and		
IIA14 Waste:									variability of the design of LSPBSL schemes to enable the		
To minimise waste.									development to easily be converted to a different use in the future.		
	Safeguard existing waste management sites?								This subsequently discourages the efficient use of resources and the		
									circular economy. Therefore, a potential minor negative effect is		
									recorded.		
										<u> </u>	

Significant Negative and Uncertain Effects

IIA6: The absence of a policy means that reliance will have to be placed on national and London Plan policies for determining the location of proposals. Although the London Plan (2021) requires schemes to be "located in an area well-connected to local services and employment by walking, cycling and public transport", these may not be areas the local council would deem appropriate, such as areas characterised by family housing. Therefore, as proposed developments may be located in an area that is not entirely appropriate, an uncertain effect is recorded.

Significant Positive Effects

Potential Cumulative Effects Identified

Mitigation

IIA1:Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living, IIA2:Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living, IIA4:Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living, IIA4:Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living, IIA6:Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living, IIA12:Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living, IIA14:Mitigation: The inclusion of a policy referencing Large Scale Purpose Built Shared Living.

Policy/Alternative name	HO9 Large Scale Purpose Built Shared Living: Alternative 2
Chapter	Chapter 04: Meeting Harrow's Housing Needs
Policy/alternative description	This alternative is to not require applicants to demonstrate a need for LSPBSL.
Assumptions Made	None.

	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude			Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
IIA1 Economy: To deliver economic growth and support the creation o new businesses, whilst supporting the growth and retention of existing businesses	Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes Ne Yes Ne Ne Ne Ves	Direct	Medium	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA1 as it highlights that proposals for the development of LSPBSL schemes should be located within the boundaries of Harrow Metropolitan Centre and Wealdstone District Centre, that form part of the Opportunity Area. This is because the area is considered the most sustainable location for accessing public transport, local services, facilities and pursuing employment opportunities. Developments must also provide some flexible workspace within the ground floor. This will provide some workspace for the internal and external			
	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment-land to provide additional and high quality employment-libor-space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No No Yes							residents, as well as help create commercial networks, attract investment, boost economic growth and help achieve the Borough's economic objectives.			
IIA2 Employment: To create greater employment opportunities and highe value jobs for all ages across the whole borough	Create new jobs in high value sectors, including in the green sector? Fencourage developers to demonstrate how they are investing in skills and employing local people?	Yes No	Direct	Low	Medium (10yrs)	Borough Wide	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA2 as it highlights that proposals for the development of LSPBSL schemes must provide some flexible workspace within the ground floor. This will provide some workspace for the internal and external residents, as well as create additional jobs. Therefore, a potential minor positive effect is recorded.	2		
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: oeducation facilities? orecreation facilities? ohealth services? increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	No No No No No No	Direct	Low	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA3 as it highlights that proposals for the development of LSPBSL schemes should be well designed and highly accessible, to meet needs of all users. The development of the LSPBSL scheme should not have a detrimental impact to the need to support and maintain mixed and inclusive communities. Therefore, a potential minor positive effect is recorded.			
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?											
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities? Increase and improve opportunities for active travel including walking and cycling? Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities? Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food? Ensure all representative groups will be consulted and engaged with?		Direct	Medium	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA4 as it highlights that proposals for the development of LSPBSL schemes must include public amenities (e.g. restaurants, cafes, Jeisure facilities) on the ground floor of the development, that are accessible to the wider public. This will provide areas for residents to mix and meet. Developments must also provide living spaces that benefit the health and wellbeing of residents through design and accessibility, in accordance with London Plan Guidance. For example, each personal room should include a window, with an adequate level of natural sunlight and ventilation. Finally, proposals must demonstrate satisfactory servicing arrangements (for deliveries, waste management and emergency vehicle) and there are no adverse impacts on the safe operations of the highway network. Therefore, a potential minor positive effect is recorded.			
IIA5 Housing: To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets the needs of all residents including the elderly, familie: with children and other vulnerable groups			Direct	Medium	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Negative	The alternative supports the provision of LSPBSL schemes, which will contribute to the number of additional homes being delivered within the Borough. The policy highlights that proposals for the development of LSPBSL schemes will require affordable housing contributions, in line with London Plan Policy H16. However, proposals will not be required to demonstrate how they are meeting an identified local housing need, making it more difficult for the Council to monitor how development is addressing the priority needs of the area (affordable housing and family sized dwellings). Where there is an overconcentration of LSPBSL schemes, the development of alternative town centre use such as offices, and C1 hotels or mixeduse schemes will be preferred. Therefore, a potential minor negative effect is recorded.			
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	Yes Yes No No No	Direct	Low	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA6 as it highlights that proposals for LSPBSL schemes should be located in the most appropriate area for public transport (e.g.: areas that have a PTAL rating of 4-6 with good access to public transport, local services and facilities). This promotes the use of sustainable modes of transport. Therefore, a potential minor positive effect is recorded.			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?		N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district- heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area?	No No No	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A	Neutral Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The alternative neither supports nor detracts from the achievement			
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, greeing the provided in the provided by the provi	Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery finew or safeguard existing BAD priority species and habitats? Achieve biodiversity net gain (BNG) in new developments? Provide new or improved access to greenspaces?	No No No No No					·		of the IIA objective. Therefore a neutral effect is predicted.			

שמענים מווע ועוונעוטוומו וומטונמנט.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the		1 1						
	0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	NO		- 1					
	borough)?				- 1				
	Protect sites of geological importance?	No							
	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement
	Maintain and enhance access to cultural heritage assets?	No		- 1					of the IIA objective. Therefore a neutral effect is predicted.
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No		- 1					
heritage assets (including known and unknown	appropriately to local character, townscape and context?				- 1				
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No			- 1				
appropriate improve the quality of the built	Improve the condition of the historic environment?	No		- 1					
environment	Encourage heritage-led regeneration?	No			- 1				
	Help provide solutions to those assets on the Heritage at Risk register?	No	<u> </u>						
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Medium	Medium/L	Borough	Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA12 as it
	Promote high quality and contextually successful design?	Yes		I	ong	Wide	ersible		highlights that proposals for the development of two or more LSPBSL
IIA12 Landscape and Townscape:	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No.			-				schemes should not be located within a 250m distance of each other
To conserve and enhance the borough's landscape and	Protect sensitive areas and protected views?	No.		- 1					in order to avoid a detrimental impact on the character of the
townscape character		No		- 1					surrounding area. Therefore, a potential minor positive effect is
	Safeguard landscape and townscape features such as trees?			- 1					recorded.
	sanguard initiately and to miscope readines such as thees.			- 1					
		N-	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	NO	N/A	N/A	N/A	N/A	IN/A		of the IIA objective. Therefore a neutral effect is predicted.
	Avoid development of greenfield land?	No		- 1					of the flat objective. Therefore a neutral effect is predicted.
	Promote the efficient use of minerals?	N-		- 1					
IIA13 Soils and Water:	Protect soil quality and avoid soil pollution?	No.		- 1					
To minimise water and soil pollution and ensure	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No.							
protection of natural resources including greenfield	in new developments?	NO.							
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No							
	groundwater and water bodies?								
		No.							
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?								
	Encourage new developments to provide adequate space for waste separation?	No	Direct	Medium	Medium/L				
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes		I	ong	Wide	ersible		highlights that proposals for the development of LSPBSL schemes
	Ensure waste is dealt with in line with circular economy principles?	Yes		I					should demonstrate that different design layouts have been
IIA14 Waste:		No.		I					considered, to enable the development to easily be converted to a
To minimise waste.				I					different use in the future, if needed. This should encourage the
	Safeguard existing waste management sites?			I					efficient use of resources, reduce waste and promote the circular
				I					economy as the building can be repurposed. Therefore, a potential
				I					minor positive effect is recorded.
L									

Safeguard existing waste management sites?					ethicient use of resources, reduce waste and promote the circular economy as the building can be repurposed. Therefore, a potential minor positive effect is recorded.	
	Circliff and N	egative and Uncertai	in Fiffe sta			
	Significant Ne	egative and Uncertai	IIN ETTECTS			
	Signit	icant Positive Effects	ts			
	Potential Co	umulative Effects Ide	entified	_		
		Mitigation				
		Enhancements				

Policy/Alternative name	HO9 Large Scale Purpose Built Shared Living: Alternative 3
Chapter	Chapter 04: Meeting Harrow's Housing Needs
Policy/alternative description	This alternative is allow LSPBSL within Metropolitan and Major Town Centres, all areas of PTAL 5 – 6 (car free developments) in line with Policy T6 of the London Plan or PTAL 3-6.
Assumptions Made	None.

	114 6								Account			
	IIA framework								Assessment	Potential for		
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	cumulative	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic	Yes	Direct	Medium	Medium/L	Borough	Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA1 as it highlights	effects?		
	development?	163]	Wicalaili	ong	Wide	ersible	Willion T Gallive	that proposals for the development of LSPBSL schemes should be located			
	Support the provision of world class infrastructure and connectivity? Support flouible working greating?	No Yes	4 1						within Metropolitan and Major Town Centres, all areas of PTAL 5 – 6 (car			
IIA1 Economy:	Support flexible working practices? Protect and retain an adequate supply of employment floor space to address business needs?	No.	1 1						free developments) or PTAL 3-6. This is because these areas are considered the most sustainable location for accessing public transport, local services,			
To deliver economic growth and support the creation of	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No	1						facilities and pursuing employment opportunities. Developments must also			
new businesses, winist supporting the growth and	Safeguard existing town centres? Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes	1 1						provide some flexible workspace within the ground floor. This will provide some workspace for the internal and external residents, as well as help create			
retention of existing businesses			. I						commercial networks, attract investment, boost economic growth and help			
	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment-	No.	+ 1						achieve the Borough's economic objectives.			
	floor space?	No]									
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No.	Discret	1	Madica	Dansonsk	D	Adia an Danisia	The state of the s			
WAS Francisco	Create new jobs in high value sectors, including in the green sector?	res	Direct	Low	Medium (10yrs)	Borough Wide	Permanent/Reve rsible	Minor Positive	The alternative supports the achievement of objective IIA2 as it highlights that proposals for the development of LSPBSL schemes must provide some			
IIA2 Employment: To create greater employment opportunities and higher	Encourage developers to demonstrate how they are investing in skills and employing local people?	No	1 1		(, , , ,				flexible workspace within the ground floor. This will provide some workspace			
value jobs for all ages across the whole borough	Entertrage developers to demonstrate now they are investing in sains and employing local people.								for the internal and external residents, as well as create additional jobs. Therefore, a potential minor positive effect is recorded.			
									· ·			
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:	No	Direct	Low	Medium/L ong	Borough Wide	Permanent/Reve rsible	Minor Positive	The alternative supports the achievement of objective IIA3 as it highlights that proposals for the development of LSPBSL schemes should be well			
	oeducation facilities?				l one	Wide	TSIDIC		designed and highly accessible, to meet needs of all users. The development			
	orecreation facilities?								of the LSPBSL scheme should not have a detrimental impact to the need to			
IIA3 Accessibility:	ohealth services? Increase the delivery of new or enhanced community and health facilities?	No	+ 1						support and maintain mixed and inclusive communities. Therefore, a potential minor positive effect is recorded.			
To improve local accessibility to healthcare, education,	Help ensure all children have access to a local school within reasonable walking distance?	No.]						•			
retail facilities, general community facilities and recreational resources (including open spaces and	Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development?	No	†									
sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No	1									
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	Yes	1 1									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	Yes										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Medium	Medium/L	Borough	Permanent/Reve	Minor Positive	The alternative supports the achievement of objective IIA4 as it highlights		+	
	quality of life and community cohesion?		↓		ong	Wide	rsible		that proposals for the development of LSPBSL schemes must include public			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	Yes							amenities (e.g. restaurants, cafes, leisure facilities) on the ground floor of the development, that are accessible to the wider public. This will provide areas			
	Increase and improve opportunities for active travel including walking and cycling?	No	1 1						for residents to mix and meet. Developments must also provide living spaces			
IIA4 Health and Wellbeing:	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	Yes							that benefit the health and wellbeing of residents through design and			
_	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No.	1 I						accessibility, in accordance with London Plan Guidance. For example, each personal room should include a window, with an adequate level of natural			
	Increase provision of private amenity space?	No	1						sunlight and ventilation. Finally, proposals must demonstrate satisfactory			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No.	+ 1						servicing arrangements (for deliveries, waste management and emergency vehicle) and there are no adverse impacts on the safe operations of the			
	Ensure all representative groups will be consulted and engaged with?								highway network. Therefore, a potential minor positive effect is recorded.			
	Ensure an representative groups with the constitute and engaged with:											
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	The alternative supports the provision of LSPBSL schemes, which will			
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No							contribute to the number of additional homes being delivered within the			
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes	1 1						Borough. The policy highlights that proposals for the development of LSPBSL schemes will require affordable housing contributions, in line with London			
	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No No	1						Plan Policy H16. The affordability of the scheme will have to be demonstrated			
	require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address-	No.	+ 1						in comparison to alternative housing products within the Harrow private rental sector. Proposals will also be required to demonstrate how they are			
IIA5 Housing: To deliver a range of housing sites and ensure everyone	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								meeting an identified local housing need, based on local incomes, rent levels			
has access to housing, which is affordable, and meets	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Voc	4 1						and existing/future demographics of the Borough. However, by allowing the			
the needs of all residents including the elderly, families	Provide a range of different sized flousing sites in order to maintain a stable supply and live-year failu supply of deliverable sites?	res							development of LSPBSL schemes in more areas of the Borough, this may lead to the delivery of a significant number of LSPBSL schemes, which may			
with children and other vulnerable groups									undermine the delivery of smaller family housing, required to meet the			
									housing needs of the Borough. It must also be considered that alternative town centre use such as offices, and C1 hotels or mixed-use schemes will be			
									preferred to the development of LSPBSL schemes, and this may subsequently			
									reduce the provision of them. Therefore, an uncertain effect is recorded.			
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Direct	Low	Medium/L	-	Permanent/Reve rsible	Minor Positive	The alternative supports the achievement of objective IIA6 as it highlights that proposals for LSPBSL schemes should be located in the most appropriate			
IIA6 Sustainable Travel:	or transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	†		ong	Wide	ISIDIE		area for public transport (e.g.: areas that have a PTAL rating of 5-6 or 3-6,			
To reduce the need to travel and promote sustainable			. I						characterised by good access to public transport, local services and facilities).			
travel habits including walking, cycling and public transport usage.	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No.	†						This promotes the use of sustainable modes of transport. Therefore, a potential minor positive effect is recorded.			
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No	1						positive creek is recorded.			
	communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA		 	
IIA7 Air, Light and Noise Pollution:	ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result	-	N/A	N/A	N/A	N/A	IN/A	Neutral	objective. Therefore a neutral effect is predicted.			
To minimise air, light and noise pollution and ensure	of new development?		4 l									
that future growth does not lead to the further deterioration of environmental conditions	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	NO NO										
deterioration of environmental conditions												
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA			
IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)?	No	4 l						objective. Therefore a neutral effect is predicted.			
To reduce the borough's contribution towards the	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy?	No.	 									
emission of climate change gases	Ensure new developments are energy efficient?	No	1									
	Minimise greenhouse gas emissions?	No.	N/A	NI/A	N/A	NI/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA		 	
IIA9 Adaptation to Climate Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	no .	N/A	N/A	N/A	N/A	IN/A	iveutrai	objective. Therefore a neutral effect is predicted.			
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No.	4 l									
risk, extreme weather and reduced water availability	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area?	ING.										
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA			
	Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair natural and semi natural habitats?	No.							objective. Therefore a neutral effect is predicted.			
IIA10 Biodiversity:	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No.										
To safeguard and enhance biodiversity and geodiversity	Achieve biodiversity net gain (BNG) in new developments?	No									I	I

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or ove connectivity between, and access to, green	Provide new or improved access to greenspaces?	No		1					
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No							
	borough)?								
	Protect sites of geological importance?	No							
	Conserve and/or enhance heritage assets, historic environment, and their settings?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA
IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No							objective. Therefore a neutral effect is predicted.
conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No							
eritage assets (including known and unknown	appropriately to local character, townscape and context?								
chaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No							
appropriate improve the quality of the built	Improve the condition of the historic environment?	No.							
environment	Encourage heritage led regeneration?	No							
	Help provide solutions to those assets on the Heritage at Risk register?	No							
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Medium	Medium/L		1	Minor Negative	The alternative does not support the achievement of objective IIA12 as it
	Promote high quality and contextually successful design?	Yes	4		ong	Wide	ersible		allows the development of LSPBSL schemes across wider areas of the
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No	4						Borough locations (Metropolitan and Major Town Centres and all areas of
IIA12 Landscape and Townscape:	Protect sensitive areas and protected views?	No	-						PTAL 5-6 or PTAL 3-6). This is a particular issue as LSPBSL schemes tend be
nserve and enhance the borough's landscape and		No.							built at higher densities and are likely to require 4 or more storeys
townscape character									development; this would subsequently impact character and amenities of
	Safeguard landscape and townscape features such as trees?								areas characterised by two-storey family housing. Therefore, a potential
									minor negative effect is recorded.
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA
									objective. Therefore a neutral effect is predicted.
	Avoid development of greenfield land?								
IIA13 Soils and Water:	Promote the efficient use of minerals?								
minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution?								
tection of natural resources including greenfield	Ensure-water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?								
land, soil and minerals resources	nnew developments? Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of								
	eroundwater and water bodies?	NO NO							
	groundwater and water bodies?	No	+						
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	NO NO							
	Encourage new developments to provide adequate space for waste separation?	No	Direct	Madium	Medium/L	Borough	Dormonant/Doug	Minor Desitive	The alternative supports the achievement of objective IIA14 as it highlights
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes	Direct	ivieululli	1	Wide	rsible	IVIIIIOI POSILIVE	The alternative supports the activerenent or objective int 4 as it nignings that proposals for the development of LSPBS, schemes should demonstrate
	Ensure waste is dealt with in line with circular economy principles?	Vec	+		ong	wide	Isible		that proposals for the development or LSYOS. Scientes should be industrate that different design layouts have been considered, to enable the
IIA14 Waste:	Erisure waste is uear with in the with circular economy principles?	No.	1						una unierent designi rayouts have deen considered, de endue die development to easily be converted to a different use in the future, if needed.
To minimise waste.		1							This should encourage the efficient use of resources, reduce waste and
	Safeguard existing waste management sites?								rms around encourage the entiretin use on resources, reduce waste and promote the circular economy as the building can be repurposed. Therefore,
	pareguaru empung wapte management bitest								promote the critical economy as the building dail to repurposed. Therefore, a potential minor positive effect is recorded.
									a potential minor postare effect is recorded.
				Significa	at Nogativo a	nd Uncertair	a Efforts		

how they are meeting an identified local housing need, based on local incomes, rent levels and existing/future demographics of the Borough. However, by allowing the development of LSPBSL schemes, will be preferred to the delivery of saniler family housing, required to meet the housing needs of the Borough. It must also be considered that alternative town centre use such as offices, and C1 hotels or mixed-use schemes will be preferred to the delivery of saniler family housing, required to meet the housing needs of the Borough. It must also be considered that alternative town centre use such as offices, and C1 hotels or mixed-use schemes will be preferred to the development of LSPBSL schemes, and this may subsequently reduce the provision of them. Therefore, an uncertain effect is recorded.

Significant Positive Effects

otential Cumulative Effects Identified

Mitigation

Enhancements

Policy/Alternative name	HO9 Large Scale Purpose Built Shared Living: Alternative 4
Chapter	Chapter 04: Meeting Harrow's Housing Needs
Policy/alternative description	This alternative is to not include distance test for assessing over concentration of LSPBSL.
Assumptions Made	None.

	IIA framework								Assessment			
IIA objective		Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
		Yes	Direct	Medium	1 .		Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA1 as it highlights			
	development?	No.	+		ong	Wide	ersible		that proposals for the development of LSPBSL schemes should be located			
		Yes	1						within the boundaries of Harrow Metropolitan Centre and Wealdstone District Centre, that form part of the Opportunity Area. This is because the			
		No							area is considered the most sustainable location for accessing public			
IIA1 Economy:	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No.	1						transport, local services, facilities and pursuing employment opportunities.			
To deliver economic growth and support the creation of			4						Developments must also provide some flexible workspace within the ground			
new businesses, whilst supporting the growth and retention of existing businesses		No Yes	1						floor. This will provide some workspace for the internal and external residents, as well as help create commercial networks, attract investment,			
retention of existing pushesses	walliant a range of uses in town centres including retail, community initiast decare, culture, residential and employments	163							boost economic growth and help achieve the Borough's economic			
	Improve existing shopping facilities within town centres and neighbourhood parades?	No.							objectives.			
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No										
	floor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes	1									
		Yes	Direct	Low	Medium	Borough	Permanent/Reve	Minor Positive	The alternative supports the achievement of objective IIA2 as it highlights	1		
IIA2 Employment:					(10yrs)	Wide	rsible		that proposals for the development of LSPBSL schemes must provide some			
	Encourage developers to demonstrate how they are investing in skills and employing local people?-	No.	+						flexible workspace within the ground floor. This will provide some			
value jobs for all ages across the whole borough									workspace for the internal and external residents, as well as create additional jobs. Therefore, a potential minor positive effect is recorded.			
									additional jobs. Therefore, a potential fillion positive effect is recorded.			
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	No	Direct	Low	Medium/L	Borough	Permanent/Reve	Uncertain	The alternative supports the development of LSPBSL schemes that are well			
	including:				ong	Wide	rsible		designed and highly accessible, to meet needs of all users. LSPBSL schemes			
	oeducation facilities? orecreation facilities?								should not have a detrimental impact on the need to support and maintain			
	orecreation raciiities? ohealth services?								mixed and inclusive communities. However, the removal of the distance test for assessing the concentration of LSPBSL schemes may impact on the			
IIA3 Accessibility:	Increase the delivery of new or enhanced community and health facilities?	No	1						objective of promoting mixed and inclusive communities, due to subsequent	:		
	Help ensure all children have access to a local school within reasonable walking distance?	No.	1						overconcentration. Therefore, a potential uncertain effect is recorded.			
retail facilities, general community facilities and recreational resources (including open spaces and	Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development?	No.	+									
sports facilities)	Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No.	1									
,	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
			4									
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	Yes	+									
	who are disabled, elderly, families with children?	Tes										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Medium	Medium/L	Borough	Permanent/Reve	Minor Positive	The alternative supports the achievement of objective IIA4 as it highlights			
	quality of life and community cohesion?				ong	Wide	rsible		that proposals for the development of LSPBSL schemes must include public			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	Yes							amenities (e.g. restaurants, cafes , leisure facilities) on the ground floor of			
	and recreation facilities? Increase and improve opportunities for active travel including walking and cycling?	No.	+						the development, that are accessible to the wider public. This will provide areas for residents to mix and meet. Developments must also provide living			
		Yes	1						spaces that benefit the health and wellbeing of residents through design			
IIA4 Health and Wellbeing:	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?								and accessibility, in accordance with London Plan Guidance. For example,			
Enable residents to lead a healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No							each personal room should include a window, with an adequate level of			
Inc	F	No 	4						natural sunlight and ventilation. Finally, proposals must demonstrate			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No.	+						satisfactory servicing arrangements (for deliveries, waste management and emergency vehicle) and there are no adverse impacts on the safe operations			
		NO .							of the highway network. Therefore, a potential minor positive effect is	1		
	Ensure all representative groups will be consulted and engaged with?								recorded.			
	7 - 8	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	The alternative supports the provision of LSPBSL schemes, which will			
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No							contribute to the number of additional homes being delivered within the Borough. Proposals will also be required to demonstrate how they are			
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes	1						meeting an identified local housing need, based on local incomes, rent			
	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No	1						levels and existing/future demographics of the Borough. For example,			
IIA5 Housing:	require support or care)?		4						proposals for the development of LSPBSL schemes will require affordable			
	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address- the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	No							housing contributions, in line with London Plan Policy H16 and the affordability of the scheme will have to be demonstrated in comparison to			
the needs of all residents including the elderly, families	the needs of a range of users/occupants, such as those with disabilities, wheel chair users and families with children:								alternative housing products within the Harrow private rental sector.			
with children and other vulnerable groups	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	1						However, the removal of the distance test for assessing the concentration of	-		
									LSPBSL schemes is likely to make it more difficult to address priority housing			
									needs in the correct areas, such as the delivery of smaller family housing.			
									Therefore, an uncertain effect is recorded.			
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	Direct	Low	Medium/L	Borough	Permanent/Reve	Minor Positive	The alternative supports the achievement of objective IIA6 as it highlights			
	of transport?		1		ong	Wide	rsible		that proposals for LSPBSL schemes should be located in the most			
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes							appropriate area for public transport (e.g.: areas that have a PTAL rating of 4-6 with good access to public transport, local services and facilities). This			
To reduce the need to travel and promote sustainable	Improve existing cycling and walking network and provide new routes?	No.	1						promotes the use of sustainable modes of transport. Therefore, a potential			
travel habits including walking, cycling and public transport usage.		No.	1						minor positive effect is recorded.			
transport usage.			1									
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	No.										
	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing.	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA			+
IIA7 Air, Light and Noise Pollution:	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result	NO .	I N/A	IN/A	IN/A	IN/A	I N/A	ivedual	objective. Therefore a neutral effect is predicted.			
To minimise air, light and noise pollution and ensure	of new development?											
that future growth does not lead to the further	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
deterioration of environmental conditions												
					1	<u> </u>						
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA			
IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles?	No.	+						objective. Therefore a neutral effect is predicted.			
To reduce the borough's contribution towards the		No	1									
emission of climate change gases	Ensure new developments are energy efficient?	No										
	Minimise greenhouse gas emissions?	No.	-									
IIA9 Adaptation to Climate Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA			
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No	Ħ						objective. Therefore a neutral effect is predicted.			
	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	No.	1									
	across the borough and within the wider area?											
		No.	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA			
	,,,,,	No.	+						objective. Therefore a neutral effect is predicted.			
IIA10 Biodiversity:		No No	Ħ									
To sateguard and enhance biodiversity and geodiversity		No.	1									
and improve connectivity between, and access to, green	Provide new or improved access to greenspaces?	No										
CHAPAC AND COMPONENTS HONITOTE												

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spaces and runctional nubitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No							
	borough)?								
	Protect sites of geological importance?	No							
	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA
IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No]						objective. Therefore a neutral effect is predicted.
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No	1						
heritage assets (including known and unknown	appropriately to local character, townscape and context?								
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1						
appropriate improve the quality of the built	Improve the condition of the historic environment?	No	1						
environment	Encourage heritage-led regeneration?	No	1						
	Help provide solutions to those assets on the Heritage at Risk register?	No	1						
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Medium	Medium/L	Borough	Permanent/Irrev	Minor Negative	The alternative does not support the achievement of objective IIA12 as it
	Promote high quality and contextually successful design?	Yes	1		ong	Wide	ersible		removes the distance test for assessing the concentration of LSPBSL
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No	1						schemes. This lack of monitoring may impact on the character of the
	Protect sensitive areas and protected views?	No	1						surrounding area as it may cause these schemes to become
To conserve and enhance the borough's landscape and		No	1						overconcentrated. This is a particular issue as LSPBSL schemes tend be built
townscape character									at higher densities and are likely to require 4 or more storeys development;
•	Safeguard landscape and townscape features such as trees?								this would subsequently impact character and amenities of areas
	Sareguara lanascape and townscape leatures such as trees?								characterised by two-storey family housing. Therefore, a potential minor
									negative effect is recorded.
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA
	Avoid development of greenfield land?								objective. Therefore a neutral effect is predicted.
		NO							
IIA13 Soils and Water:	Promote the efficient use of minerals?	No							
To minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution?	No							
protection of natural resources including greenfield	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No.							
land, soil and minerals resources	in new developments?								
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No							
	groundwater and water bodies?								
		No							
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?								
	Encourage new developments to provide adequate space for waste separation?	No.	Direct	Medium			Permanent/Reve	Minor Positive	The alternative supports the achievement of objective IIA14 as it highlights
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes	ļ		ong	Wide	rsible		that proposals for the development of LSPBSL schemes should demonstrate
	Ensure waste is dealt with in line with circular economy principles?	Yes	ļ						that different design layouts have been considered, to enable the
IIA14 Waste:		No.							development to easily be converted to a different use in the future, if
To minimise waste.									needed. This should encourage the efficient use of resources, reduce waste
	Safeguard existing waste management sites?								and promote the circular economy as the building can be repurposed.
									Therefore, a potential minor positive effect is recorded.

IIA3: The alternative supports the development of LSPBSL schemes that are well designed and highly accessible, to meet needs of all users. LSPBSL schemes may impact on the objective of promoting mixed and inclusive communities, due to subsequent overconcentration. Therefore, a potential uncertained and inclusive communities, due to subsequent overconcentration of LSPBSL schemes may impact on the objective of promoting mixed and inclusive communities.
effect is recorded.

IIA5: The alternative supports the provision of LSPBSL schemes, which will contribute to the number of additional homes being delivered within the Borough. Proposals will also be required to demonstrate how they are meeting an identified local housing need, based on local incomes, rent levels and existing/future demographics of the Borough. Proposals for the development of LSPBSL schemes will require affordable housing contributions, in line with London Plan Policy H16 and the affordability of the scheme will have to be demonstrated in comparison to alternative housing products within the Harrow private rental sector. However, the removal of the distance test for assessing the concentration of LSPBSL schemes is likely to make it more difficult to address priority housing needs in the correct areas, such as the delivery of smaller family housing. Therefore, an uncertain effect is recorded.

Significant Positive Effects

Potential Cumulative Effects Identified

Mitigation

Enhancements

Policy/Alternative name	HO10 Housing with shared facilities (Houses in Multiple Occupation): Alternative 1
Chapter	Chapter 04: Meeting Harrow's Housing Needs
Policy/alternative description	This alternative is to continue to apply the existing HMO policy (Policy DM30 Large Houses in Multiple Occupation, Hostels and Secure Accommodation).
Assumptions Made	None.

	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
	development? Support the provision of world class infrastructure and connectivity?	No.	- 1						of the IIA objective. Therefore a neutral effect is predicted.			
	Support flexible working practices?	No.	1 1									
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address husiness needs?	No										
To deliver economic growth and support the creation of	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town-centre-use? Spranged existing town-centres?	No	4 1									
new businesses, whilst supporting the growth and	Safeguard existing town centres? Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No.	-									
retention of existing businesses	maintain a range or uses in town centres including retail, community intrastructure, conture, residential and employment:	100										
	Improve existing shopping facilities within town centres and neighbourhood parades?	No										
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No										
	floor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No.	1									
	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
IIA2 Employment:									of the IIA objective. Therefore a neutral effect is predicted.			
To create greater employment opportunities and higher	F Encourage developers to demonstrate how they are investing in skills and employing local people?	No	1									
value jobs for all ages across the whole borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:	No	Direct	Low	Medium/L	Borough Wide	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA3 as it			
	oeducation facilities?				ong	wide	ersible		highlights that proposals for HMO developments should be designed with accessibility in mind; proposals must accord with Accessible			
	orecreation facilities?								Homes standards and provide satisfactory living conditions for the			
	ohealth services?		4						intended occupier. Therefore, a potential minor positive effect is			
IIA3 Accessibility: To improve local accessibility to healthcare, education,	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No No	 						recorded.			
retail facilities, general community facilities and	Increase education facility provision for children with learning disabilities?	No	<u> </u>									
recreational resources (including open spaces and	Ensure local facilities have capacity to accommodate proposed development?	No										
sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	NO NO										
	Server orientation, discounty, general reassignment, marriage and crim partnership of pregnancy/materinity?											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No	I									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	Yes										
	who are disabled, elderly, families with children? Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	 	+	
	quality of life and community cohesion?	NO .	I N/A	IN/A	IN/A	IN/A	IN/A	Neutrai	of the IIA objective. The alternative is open to wide interpretation			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	No No							and may not deliver the health benefits that the preferred policy			
	and recreation facilities? Increase and improve opportunities for active travel including walking and cycling?	No	+ 1						would. A neutral effect is predicted.			
IIA4 Health and Wellbeing:		No.	1									
Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?											
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No										
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No.	+ 1									
	Ensure all representative groups will be consulted and engaged with?	No	1									
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct	Medium	Medium/L	Borough	Permanent/Irrev	Minor Negative	The alternative does not provide support for the achievement of			
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes			ong	Wide	ersible		objective IIA5 as although the provision of HMO developments will			
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs?	No.	-l I						contribute to the number of additional homes being delivered within the Borough, the alternative makes no provision for the protection of			
· ·	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No.	1						family homes from conversion. This may contribute to the potential			
has access to housing, which is affordable, and meets			4						loss of larger- as well as affordable- housing in areas that are			
the needs of all residents including the elderly, families with children and other vulnerable groups	s Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address- the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	No							characterised by family housing. As this type of housing is deemed important for local needs, this could have a negative impact on the			
with thildren and other vulnerable groups	the needs of a range of users/occupants, such as those with disabilities, wheer thair users and families with thillorens								area. Therefore, a potential minor negative effect is recorded.			
	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	7						3			
		lu lu		"								
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Direct	Medium	Medium (10yrs)	Wide	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA6 as it highlights that proposals for HMO developments should be located in			
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	No	1		(20).0,				the areas of good accessibility to public transport, local services and			
To reduce the need to travel and promote sustainable			4						facilities. This promotes the use of sustainable modes of transport.			
travel habits including walking, cycling and public	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No.	-						Therefore, a potential minor positive effect is recorded.			
transport usage.	increase and improve opportunities to access public transport including where there are existing issues (such as steps):	NO NO										
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No	1									
	communications infrastructure?	I No.	N/2	N1/2	h1/*	h1/2	A1/A	No.	The alternative neither system of the state	-	1	
HAT Air Links and Maior Dellinstern	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result		N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure	of new development?								and the state of t			
that future growth does not lead to the further	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
deterioration of environmental conditions												
	Constitution of the state of th	N-	l Di i		14- "	Day 1	D	Minage	The college was at the college with the college was a first of the college	-	 	
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district- heat networks) in line with the London Plan (2021)?	NO NO	Direct	Low	Medium (10yrs)	Borough Wide	Permanent/Irrev ersible	Minor Positive	The policy supports the achievement of objective IIA8 as it highlights that proposals for developments should be located in the most			
HAS Minimising Containations to Climate Ch	Support the shift towards usage of electric and ultralow emissions vehicles?	No	<u> </u>		(10)(13)	1	CISIDIC		appropriate locations for public transport. This could encourage the			
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the	Promote a low carbon local economy?	Yes	.						use of sustainable/low carbon modes of travel, leading to a reduction			
emission of climate change gases	Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No Yes	4 l						in transport derived emissions across the Borough. Therefore, a potential minor positive effect is recorded.			
	Immunic Ricentionse Ras Gillipsionis:	lies .							potential fillilor positive effect is recorded.			
			<u> </u>		<u></u>	<u> </u>				<u> </u>		
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
IIA9 Adaptation to Climate Change:	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No							of the IIA objective. Therefore a neutral effect is predicted.			
Adapt to the effects of climate change including flood	ensurement development is designed to with stand total celimate change e.g. overheating and increased storm severity:	No	1									
risk, extreme weather and reduced water availability	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure											
	across the borough and within the wider area?											
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
	Conserve, enhance and repair nationally and locally designated wildlife sites?	No							of the IIA objective. Therefore a neutral effect is predicted.			
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or enforced existing RAD priority species and habitats?	No.										
To safeguard and enhance biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Achieve biodiversity net gain (BNG) in new developments?	No.	 									
and improve connectivity between, and access to, green spaces and functional habitats.	Provide new or improved access to greenspaces?	No										
spaces and functional habitats.	Contribute to creating a network of new whalter habitats, (considering all public, private and shared greenspaces within the	No	T									
	borough)?	No	4									
	Protect sites of geological importance? Conserve and/or enhance heritage assets, historic environment, and their settings?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	 	+	
IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No	T '''^	11/1	","	","	170	ACCULIA!	of the IIA objective. Therefore a neutral effect is predicted.			
		•	- '								•	•

o conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond	No		1		1						1	
eritage assets (including known and unknown	appropriately to local character, townscape and context?												
naeological sites) and their settings and where appropriate improve the quality of the built		No No	-										
environment		No.	1										
		No											
		Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	The alternative highlights that proposals for HMO developments				
11A421		Yes No	-						should not create an adverse impact on the character of the area.				
IIA12 Landscape and Townscape: serve and enhance the borough's landscape and		No.	-						However, the alternative is highly permissive and may result in a higher level of HMO's across a wider geographic area, which may				
townscape character		No							negatively impact the character of the Borough. Therefore, an				
	Safeguard landscape and townscape features such as trees?								uncertain effect is recorded.				
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.				
	Avoid development of greenfield land?	No	1						of the IIA objective. Therefore a heatral effect is predicted.				
IIA13 Soils and Water:	Promote the efficient use of minerals?	No											
minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution?	No	_										
ection of natural resources including greenfield	Ensure water resources are used-efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	NO .											
land, soil and minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No											
	groundwater and water bodies?	No	-										
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?												
		Yes	Direct	Low				Minor Negative	The alternative does not support the achievement of objective IIA14				
		No No	-		ong	Wide	rsible		as it does not specify that proposals for HMO developments should make adequate provision for the storage and collection of waste and				
IIA14 Waste: To minimise waste.	Ensure waste is aconcarrent in line with circular economy principles?	No	1						recycling material generated by residents. Therefore, a potential				
10 mmmsc Waste.	Safeguard existing waste management sites?								minor negative effect is recorded.				
	IIA12: The alternative highlights that proposals for HMO developments should not create an adverse impact on the			Significant No									
				Signif	ficant Positiv	ve Effects							
				Signif	ficant Positiv	ve Effects		_					
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				Potential Cu	umulative Eff	fects Identifie	ed						
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				Potential Cu	umulative Eff	fects Identifie	ed .						
				Potential Cu	umulative Eff	fects Identifie	ed						

Policy/Alternative name	HO10 Housing with shared facilities (Houses in Multiple Occupation): Alternative 2
Chapter	Chapter 04: Meeting Harrow's Housing Needs
Policy/alternative description	This alternative is to allow conversion of family houses to HMOs (.i.e. no consideration of the houses internal floor area (130m2) and the character of the area)
Assumptions Made	None.

Assumptions Made												
	IIA framework								Assessment	Potential for		
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
	Support the provision of world class infrastructure and connectivity?	No.							or the involved real transfer of real transfer of the involved rea			
IIA1 Economy:	Support flexible working practices?- Protect and retain an adequate supply of employment floor space to address business needs?	No No										
To deliver economic growth and support the creation of	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use? Safeguard existing town centres?	No No	-									
new businesses, whilst supporting the growth and retention of existing businesses	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No.										
	Improve existing shopping facilities within town centres and neighbourhood parades?	No										
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	NO										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement		+	
IIA2 Employment:									of the IIA objective. Therefore a neutral effect is predicted.			
To create greater employment opportunities and higher value jobs for all ages across the whole borough	Encourage developers to demonstrate how they are investing in skills and employing local people?	No										
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:	No	Direct	Low	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA3 as it highlights that proposals for HMO developments will only be			
	oeducation facilities? orecreation facilities?								permitted providing they contribute to creating an inclusive community and would not harm the mix, balance and well-being of			
	ohealth services?								communities through an over-concentration of the property type.			
IIA3 Accessibility: To improve local accessibility to healthcare, education,	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No No							Additionally, developments should be designed with accessibility in mind; proposals must ensure all the occupants have an obstruction			
retail facilities, general community facilities and recreational resources (including open spaces and	Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development?	No.							free, convenient access to communal amenity areas and facilities. Therefore, a potential minor positive effect is recorded.			
sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	No										
		Vac	4									
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	e Yes	1									
	who are disabled, elderly, families with children? Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Low	Medium/L	Borough	Permanent/Irrev	Minor Positive	The alternative highlights that proposals for HMO developments mus		Mitigation: Provide minimum housing/room	
	quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.; community halls and places of worship)	- No	-		ong	Wide	ersible		provide living spaces that benefit the health and wellbeing of residents through design and accessibility. Utilising smaller housing		dimensions that should be met, that qualify as adequate to benefit the health and wellbeing of	
	and recreation facilities?								(below 130m2) may make this difficult to achieve although such a		residents.	
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling? Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No No							proposal would still be expected to meet the requirements relating to internal space / access / amenity etc. Adequate provision of amenity			
Enable residents to lead a healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No	-						space should be made in relation to access to gardens, communal facilities/areas, car parking and safe access to property, which does			
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes No							not harm the safety of other road users. Therefore, a potential minor positive effect is recorded.			
		No.							positive effect is recorded.			
	Ensure all representative groups will be consulted and engaged with?											
	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes Yes	Direct	Medium	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Significant Negativ	The alternative does not provide support for the achievement of objective IIA5 as although the provision of HMO developments will		Mitigation: Restrict development of HMOs in areas characterised by family housing.	
					1				contribute to the number of additional homes being delivered within	1		
İ	Provide affordable homes of the tenure and size to meet the identified needs?	No							the Borough, allowing the conversion of family houses to HMOs			
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No No							the Borough, allowing the conversion of family houses to HMOs (defined as homes where the internal floor area exceeds 130m2) may			
To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address								(defined as homes where the internal floor area exceeds 130m2) may contribute to the potential loss of housing in areas that are characterised by family sized housing (including those with an			
To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)?								(defined as homes where the internal floor area exceeds 130m2) may contribute to the potential loss of housing in areas that are			
To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets the needs of all residents including the elderly, families	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	No							(defined as homes where the internal floor area exceeds 130m2) may contribute to the potential loss of housing in areas that are characterised by family sized housing (including those with an internal floor area below 130m2). As this type of housing is more affordable for younger/lower income households compared to larger sized family housing, this could have a negative impact on the area. It			
To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets the needs of all residents including the elderly, families	increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	No							(defined as homes where the internal floor area exceeds 130m2) may contribute to the potential loss of housing in areas that are characterised by family sized housing (including those with an internal floor area below 130m2). As this type of housing is more affordable for younger/lower income households compared to larger			
To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets the needs of all residents including the elderly, families	increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	No.	Direct	Medium	Medium	Borough	Permanent/Irrev	Minor Positive	(defined as homes where the internal floor area exceeds 130m2) may contribute to the potential loss of housing in areas that are characterised by family sized housing (including those with an internal floor area below 130m2). As this type of housing is more affordable for younger/lower income households compared to larger sized family housing, this could have a negative impact on the area. It is also more difficult to replace this type of housing. Therefore, a			
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Ensure new development of new green infrastructure which creates a connected network of green and blue infrastructure across	Yes Yes Yes No No No No No No No No No No No No No	N/A N/A Indirect	N/A N/A Low	N/A N/A Medium (10yrs)	N/A N/A Borough Wide	ersible N/A N/A Permanent/Reve rsible Permanent/Reve rsible	Neutral Neutral Minor Positive	(defined as homes where the internal floor area exceeds 130m2) may contribute to the potential loss of housing in areas that are characterised by family sized housing (including those with an internal floor area below 130m2). As this type of housing is more affordable for younger/lower income households compared to larger sized family housing, this could have a negative impact on the area. It is also more difficult to replace this type of housing. Therefore, a potential significant negative effect is recorded. 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IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No.	4 1						of the IIA objective. Therefore a neutral effect is predicted.		
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No.									
heritage assets (including known and unknown	appropriately to local character, townscape and context?		4 1								
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	4 1								
appropriate improve the quality of the built	Improve the condition of the historic environment?	No.	4 1								
environment	Encourage heritage-led regeneration?	No.	4 1								
	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Low	Medium/L	Borough	Permanent/Reve	Minor Negative	The alternative does not provide support for the achievement of	Mitigation: Restrict development of HMOs in areas	
	Promote high quality and contextually successful design?	Yes	J 1		ong	Wide	rsible		objective IIA12 as allowing the conversion of family sized housing to	characterised by family housing.	
IIA12 Landscape and Townscape:	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No.							HMOs (including homes where the internal floor area is below		
To conserve and enhance the borough's landscape and	Protect sensitive areas and protected views?	No							130m2), could contribute to the potential loss of larger housing in		
townscape character		No							areas that are characterised by family housing. This could have a		
•									negative impact on the character of the area. Therefore, a potential		
	Safeguard landscape and townscape features such as trees?								minor negative effect is recorded.		
		No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement		
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?								of the IIA objective. Therefore a neutral effect is predicted.		
	Avoid development of greenfield land?	No	1								
IIA13 Soils and Water:	Promote the efficient use of minerals?	No	1								
	Protect soil quality and avoid soil pollution?	No	1								
To minimise water and soil pollution and ensure	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No									
protection of natural resources including greenfield land, soil and minerals resources	in new developments?										
land, soil and minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No	1								
	groundwater and water bodies?										
		No	1								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?										
	Encourage new developments to provide adequate space for waste separation?	Yes	Direct	Low	Medium/L	Borough	Permanent/Reve	Minor Positive	The alternative supports the achievement of objective IIA14 as it		
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No			ong	Wide	rsible		highlights that proposals for HMO developments should make		
IIA14 Waste:	Ensure waste is dealt with in line with circular economy principles?	No	1						adequate provision for the storage and collection of waste and		
To minimise waste.		No	1						recycling material generated by residents. Therefore, a potential		
1	Safeguard existing waste management sites?								minor positive effect is recorded.		
					1	1					

gnificant Negative and Uncertain Effects	gnific	ant N	egativ	e and L	Jncertain	Effects
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Significant Negative and Uncertain Effects

IIA5: The alternative does not provide support for the achievement of objective IIA5 as although the provision of HMO developments will contribute to the number of additional homes being delivered within the Borough, allowing the conversion of family houses to HMOs (defined as homes where the internal floor area exceeds 130m2) may contribute to the potential loss of housing in areas that are characterised by family sized housing (including those with an internal floor area below 130m2). As this type of housing is more affordable for younger/lower income households compared to larger sized family housing, this could have a negative effect is recorded.

Mitigation

IIA4: Mitigation: Provide minimum housing/room dimensions that should be met, that qualify as adequate to benefit the health and wellbeing of residents.

IIA5: Mitigation: Restrict development of HMOs in areas characterised by family housing.

IIA12: Mitigation: Restrict development of HMOs in areas characterised by family housing.

Policy/Alternative name	HO10 Housing with shared facilities (Houses in Multiple Occupation): Alternative 3
Chapter	Chapter 04: Meeting Harrow's Housing Needs
Policy/alternative description	This alternative is to allow HMOS within accessible locations with a PTAL 3-6.
	Assumption: The following statement included in the preferred policy is does not apply to the alternative policy 'where developments are proposed on residential streets or areas characterised by family housing, they will be refused as to not disrupt the character of the area'.

	characterised by family nousing, they will be refused as to not disrupt the character of the area. IIA framework								Assessment			
	IIA tramework	Assessment Question	Direct/			Enatial	Dormananco/		Assessment	Potential for		
IA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
,	development? Support the provision of world class infrastructure and connectivity?	No							of the IIA objective. Therefore a neutral effect is predicted.			
	Support flexible working practices?	No										
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No.										
To deliver economic growth and support the creation of	8											
new businesses, whilst supporting the growth and retention of existing businesses	Safeguard existing town centres? Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No.										
•	maintain a range of uses in town centres including retail, commandy inmastractory, contact, residential and employments	NO .										
,	Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment-	No.										
l l	floor space?	no no										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No.	N/A	N/A	N/A	21/2	N1/A	Manager	The above above a laboratory of the state of	-		
IIA2 Employment:	Create new jobs in high value sectors, including in the green sector?	NO NO	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No										
value jobs for all ages across the whole borough	, , , , , , , , , , , , , , , , , , ,											
			81 1	<u> </u>	1.4 11 11							
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:	No.	Direct	Low	Medium/L ong	Borough Wide	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA3 as it highlights that proposals for HMO developments will only be			
l l	ocducation facilities?								permitted providing they contribute to creating an inclusive			
l l	orecreation facilities? ohealth services?								community and would not harm the mix, balance and well-being of communities through an over-concentration of the property type.			
IIA3 Accessibility:	Increase the delivery of new or enhanced community and health facilities?	No							Additionally, developments should be designed with accessibility in			
	Help ensure all children have access to a local school within reasonable walking distance?	No.			1				mind; proposals must ensure all the occupants have an obstruction			
retail facilities, general community facilities and recreational resources (including open spaces and	Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development?	No No			1				free, convenient access to communal amenity areas and facilities. Therefore, a potential minor positive effect is recorded.			
sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No										
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	Yes	\exists		1							
ļ.	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	e Yes										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Low	Medium/L		Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA4 as it			
l	quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	No			ong	Wide	ersible		highlights that proposals for HMO developments must provide living spaces that benefit the health and wellbeing of residents through			
	and recreation facilities?	NO .							design and accessibility, in accordance with the relevant standards			
ļ ,	Increase and improve opportunities for active travel including walking and cycling?	No.							for HMOs in the licencing regime. For example, each personal room			
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	NO NO							should include a window, with an adequate level of natural sunlight and ventilation. Additionally, adequate provision of amenity space			
Enable residents to lead a healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No							should be made in relation to access to gardens and communal			
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes No							facilities/areas. Finally, adequate provision should be made for car parking and safe access to property, which does not harm the safety			
į		No							of other road users. Therefore, a potential minor positive effect is			
	Ensure all representative groups will be consulted and engaged with?								recorded.			
	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes	Direct	Medium	Medium/L	Borough Wide	Permanent/Irrev ersible	Minor Negative	The alternative does not provide support for the achievement of objective IIA5 as although the provision of HMO developments will		Mitigation: Restrict development of HMOs in areas characterised by family housing.	
		163			ong	Wide	Craibic		contribute to the number of additional homes being delivered within		characterised by family flousing.	
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No.							the Borough, allowing the development of HMOs within accessible locations with a PTAL 3-6 could potentially increase the loss of family			
has access to housing, which is affordable, and meets	require support or care)?	- NO							housing. As this type of housing is deemed important for local needs			
	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address-	No							this could have a negative impact on the area. Therefore, a potential			
with children and other vulnerable groups	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								minor negative effect is recorded.			
į –	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	? Yes										
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	Direct	Medium	Medium	Borough	Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA6 as it	 		
	of transport?				(10yrs)	Wide	ersible		highlights that proposals for HMO developments should be located i			
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	No							the most appropriate area for public transport (e.g.: areas that have PTAL rating of 3-6 with good access to public transport, local service:			
To reduce the need to travel and promote sustainable travel habits including walking, cycling and public	Improve existing cycling and walking network and provide new routes?	No							and facilities). This promotes the use of sustainable modes of			
transport usage.	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No		1	1				transport. Therefore, a potential minor positive effect is recorded.			
						1						
l l	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No										
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	No										
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and		N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing whicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development?		N/A	N/A	N/A	N/A	N/A	Neutral				
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing wehicular movement and commercial activities, either through their location or through causing a further deterioration as a result		N/A	N/A	N/A	N/A	N/A	Neutral				
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing whicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development?		N/A	N/A	N/A	N/A	N/A	Neutral				
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	No.	N/A	N/A	N/A	N/A	N/A	Neutral Neutral	of the IIA objective. Therefore a neutral effect is predicted. The alternative neither supports nor detracts from the achievement			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change:	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing whicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small-scale, community energy projects and district heat networks) in line with the London Plan (2021)?	No No							of the IIA objective. Therefore a neutral effect is predicted.			
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IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change:	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing whicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient?	No. No. No. No. No. No. No. No.							of the IIA objective. Therefore a neutral effect is predicted. The alternative neither supports nor detracts from the achievement			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No. No. No. No. No.					N/A	Neutral	of the IIA objective. Therefore a neutral effect is predicted. The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	No. No. No. No. No. No. No. No. No. Yes	N/A	N/A	N/A	N/A	N/A	Neutral	of the IIA objective. Therefore a neutral effect is predicted. The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The alternative supports the achievement of objective IIA9 as it highlights that proposals for HMO developments should be located it			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	No. No. No. No. No. No. No. No. No. No.	N/A	N/A	N/A Medium	N/A Borough	N/A Permanent/Reve	Neutral	of the IIA objective. Therefore a neutral effect is predicted. The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The alternative supports the achievement of objective IIA9 as it highlights that proposals for HMO developments should be located it the most appropriate locations for public transport. This indirectly			
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security? Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles? Personte a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Ensure new development of new green infrastructure which creates a connected network of green and blue infrastructure-	No. No. No. No. No. No. No. No. No. Yes	N/A	N/A	N/A Medium	N/A Borough	N/A Permanent/Reve	Neutral	of the IIA objective. Therefore a neutral effect is predicted. The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. The alternative supports the achievement of objective IIA9 as it highlights that proposals for HMO developments should be located it the most appropriate locations for public transport. This indirectly reduces the need for hard landscaping (e.g.: areas for car parking) which often results in a heightened flood risk. Therefore, a potential			
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	Maintain and enhance access to cultural heritage assets?	No			1				of the IIA objective. Therefore a neutral effect is predicted.		
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No			1						
heritage assets (including known and unknown	appropriately to local character, townscape and context?				1						
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No			1						
appropriate improve the quality of the built	Improve the condition of the historic environment?	No			1						
environment	Encourage heritage-led regeneration?	No			1						
	Help provide solutions to those assets on the Heritage at Risk register?	No									
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Low	Medium/L	Borough	Permanent/Reve	Minor Negative	The alternative does not provide support for the achievement of	Mitigation: Restrict development of HMOs in areas	
	Promote high quality and contextually successful design?	Yes			ong	Wide	rsible		objective IIA12 as by allowing the development of HMOs within	characterised by family housing.	
1	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No			1				accessible locations with a PTAL 3-6, the character and amenities of		
IIA12 Landscape and Townscape:	Protect sensitive areas and protected views?	No							areas characterised by family housing could potentially be affected.		
To conserve and enhance the borough's landscape and		No							This could have a negative impact on the character of the area.		
townscape character					1				Therefore, a potential minor negative effect is recorded.		
	Safeguard landscape and townscape features such as trees?										
					1						
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement		
					1				of the IIA objective. Therefore a neutral effect is predicted.		
	Avoid development of greenfield land?	No			1						
IIA13 Soils and Water:	Promote the efficient use of minerals?	No									
To minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution?	No			1						
protection of natural resources including greenfield	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No.			1						
land, soil and minerals resources	in new developments?										
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No			1						
	groundwater and water bodies?				1						
		No			1						
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?										
	Encourage new developments to provide adequate space for waste separation?	Yes	Direct	Low	1		Permanent/Reve	Minor Positive	The alternative supports the achievement of objective IIA14 as it		
HAAA Waata	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No			ong	Wide	rsible		highlights that proposals for HMO developments should make		
IIA14 Waste:	Ensure waste is dealt with in line with circular economy principles?	No							adequate provision for the storage and collection of waste and		
To minimise waste.		No							recycling material generated by residents. Therefore, a potential		
	Safeguard existing waste management sites?								minor positive effect is recorded.		
							1				
				Significant No							

To define the property of the

Policy/Alternative name	HO10 Housing with shared facilities (Houses in Multiple Occupation): Alternative 4					
Chapter	Chapter 04: Meeting Harrow's Housing Needs					
Policy/alternative description	This alternative is to not include a specific measure to assess the over concentration of HMO's.					
Assumptions Made	None.					

	None.								Assessment			
	IIA framework		Direct/			Contint	D/		Assessment	Potential for		
·	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic- development?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
	Support the provision of world class infrastructure and connectivity?	No							of the involuteure. Therefore a neutral effect is predicted.			
/	Support flexible working practices? Protect and retain an adequate supply of employment floor space to address business needs?	No No	-									
IIA1 Economy:	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No	1									
To deliver economic growth and support the creation of new businesses, whilst supporting the growth and	Safeguard existing town centres?	No	-									
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
	Improve existing shopping facilities within town centres and neighbourhood parades?	No	-									
ŕ	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No	1									
/	Hoor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No.	-									
	Create new jobs in high value sectors, including in the green sector?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
IIA2 Employment:									of the IIA objective. Therefore a neutral effect is predicted.			
To create greater employment opportunities and higher value jobs for all ages across the whole borough	Encourage developers to demonstrate how they are investing in skills and employing local people?	No										
value jobs for all ages across the whole borough												
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	No	Direct	Low	Medium/L	Borough	Permanent/Irrev	Minor Negative	The alternative does not provide support for the achievement of		Mitigation: The policy should include a measure to	
j	including: oeducation facilities?				ong	Wide	ersible		objective IIA3 as the lack of a specific measures to assess the over		assess the over concentration of HMOs, to	
1	orecreation facilities?			l .					concentration of the property type means that the inclusivity and balance of these properties cannot be effectively managed, which		mitigate against a negative impact on inclusivity and accessibility.	
HAZ Accessibility	ohealth services?								may negatively impact on the inclusivity of communities. It may also			
IIA3 Accessibility: To improve local accessibility to healthcare, education,	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No No	<u> </u>						lead to families living in unsuitable accommodation, in areas with poor access to public transport, local services and facilities.			
retail facilities, general community facilities and	Increase education facility provision for children with learning disabilities?	No.							Therefore, a potential minor negative effect is recorded.			
recreational resources (including open spaces and sports facilities)	Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No	†									
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
ľ	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	Yes	<u> </u>									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	Yes										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Low	Medium/L	Borough	Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA4 as it			
	quality of life and community cohesion?		4 I		ong	Wide	ersible		highlights that proposals for HMO developments must provide living			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	No.							spaces that benefit the health and wellbeing of residents through design and accessibility, in accordance with the relevant standards			
Ī	Increase and improve opportunities for active travel including walking and cycling?	No							for HMOs in the licencing regime. For example, each personal room			
IIA4 Health and Wellbeing:	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No							should include a window, with an adequate level of natural sunlight and ventilation. Additionally, adequate provision of amenity space			
Enable residents to lead a healthy, good quality life	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No							should be made in relation to access to gardens and communal			
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes No	-						facilities/areas. Finally, adequate provision should be made for car parking and safe access to property, which does not harm the safety			
į.		No							of other road users. Therefore, a potential minor positive effect is			
	Ensure all representative groups will be consulted and engaged with?								recorded.			
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct	Medium	Medium/L			Minor Negative	The alternative does not provide support for the achievement of		Mitigation: The policy should include a measure to	
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes			ong	Wide	ersible		objective IIA5 as although the provision of HMO developments will contribute to the number of additional homes being delivered within		assess the over concentration of HMOs, to mitigate against a negative impact on family	
	Provide affordable homes of the tenure and size to meet the identified needs?	No							the Borough, by removing the measure to assess the over		housing within the Borough.	
	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)?	- No							concentration of HMO's, too many may be developed, leading to the loss of family housing. As this type of housing is deemed important			
the needs of all residents including the elderly, families	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address-	No							for local needs, this could have a negative impact on the area.			
with children and other vulnerable groups	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?								Therefore, a potential minor negative effect is recorded.			
,	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	1									
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	Direct	Medium	Medium	Borough	Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA6 as it			
	of transport?		_		(10yrs)	Wide	ersible		highlights that proposals for HMO developments should be located in			
IIA6 Sustainable Travel:	Encourage intensification in existing residential areas in the most accessible locations within the borough?	No.							the most appropriate area for public transport (e.g.: areas that have a PTAL rating of 4-6 with good access to public transport, local services			
To reduce the need to travel and promote sustainable travel habits including walking, cycling and public	Improve existing cycling and walking network and provide new routes?	No]						and facilities). This promotes the use of sustainable modes of			
transport usage.	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No							transport. Therefore, a potential minor positive effect is recorded.			
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No	T									
	communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	- No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement			
IIA7 Air, Light and Noise Pollution:	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result		'''^		,	.,,,	.4		of the IIA objective. Therefore a neutral effect is predicted.			
	of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
deterioration of environmental conditions	Tribute characters and perfection by recepting external righting to the minimum required to safety and security.											
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
		No	1						2 objective. Therefore a neutral effect is predicted.			
IIA8 Minimising Contributions to Climate Change:	Support the shift towards usage of electric and ultralow emissions vehicles?		_ '									
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy?	No.]							I	1	İ
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Support the shift towards usage of electric and ultralow emissions vehicles?	No										
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient?	No.	Indirect	Low	Medium (10vrs)	Borough Wide	Permanent/Reve	Minor Positive	The alternative supports the achievement of objective IIA9 as it highlights that proposals for HMO developments should be located in			
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IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area? Avoid adverse effects on European designated habitats sites?	No No No No Yes No No	Indirect	Low	(10yrs)	Wide	rsible Permanent/Reve		highlights that proposals for HMO developments should be located in the most appropriate locations for public transport. This indirectly reduces the need for hard landscaping (e.g.: areas for car parking) which often results in a heightened flood risk. Therefore, a potential minor positive effect is recorded. The alternative supports the achievement of objective IIA10 as it			
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife-sites? Conserve, enhance and repair natural and semi natural habitats?	No No No No No No No No No No No No No N			(10yrs)	Wide	rsible		highlights that proposals for HMO developments should be located in the most appropriate locations for public transport. This indirectly reduces the need for hard landscaping (e.g.: areas for car parking) which often results in a heightened flood risk. Therefore, a potential minor positive effect is recorded. The alternative supports the achievement of objective IIA10 as it highlights that proposals for HMO developments should be located in the most appropriate locations for public transport. This indirectly			
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife-sites? Conserve, enhance and repair natural and semi natural habitats?	No No No No No No No No No No No No No N			(10yrs)	Wide	rsible Permanent/Reve		highlights that proposals for HMO developments should be located in the most appropriate locations for public transport. This indirectly reduces the need for hard landscaping (e.g.: areas for car parking) which often results in a heightened flood risk. Therefore, a potential minor positive effect is recorded. The alternative supports the achievement of objective IIA10 as it highlights that proposals for HMO developments should be located in the most appropriate locations for public transport. This indirectly benefits biodiversity as it reduces the need for hard landscaping (e.g.:			
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure-across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No No No No No No No No No No No No No N			(10yrs)	Wide	rsible Permanent/Reve		highlights that proposals for HMO developments should be located in the most appropriate locations for public transport. This indirectly reduces the need for hard landscaping (e.g.: areas for car parking) which often results in a heightened flood risk. Therefore, a potential minor positive effect is recorded. The alternative supports the achievement of objective IIA10 as it highlights that proposals for HMO developments should be located in the most appropriate locations for public transport. This indirectly			
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IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Support the shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions? Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure-across the borough and within the wider area? Avoid adverse effects on European designated habitats sites? Conserve, enhance and repair nationally and locally designated wildlife sites? Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Achieve biodiversity net gain (BNG) in new developments? Provide new or improved access to greenspaces?	No No No No No No No No No No No No No N			(10yrs)	Wide	rsible Permanent/Reve		highlights that proposals for HMO developments should be located in the most appropriate locations for public transport. This indirectly reduces the need for hard landscaping (e.g.: areas for car parking) which often results in a heightened flood risk. Therefore, a potential minor positive effect is recorded. The alternative supports the achievement of objective IIA10 as it highlights that proposals for HMO developments should be located in the most appropriate locations for public transport. This indirectly benefits biodiversity as it reduces the need for hard landscaping (e.g.: areas for car parking) which often results in a loss of biodiversity through the removal of habitats. Therefore, a potential minor positive			

conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond	No									
heritage assets (including known and unknown	appropriately to local character, townscape and context?]								
rchaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No]								
appropriate improve the quality of the built	Improve the condition of the historic environment?	No]								
environment	Encourage heritage-led regeneration?	No]								
	Help provide solutions to those assets on the Heritage at Risk register?	No.									
		Yes	Direct	Low	Medium/L	Borough	Permanent/Reve	Minor Negative	The alternative does not provide support for the achievement of	Mitigation: The policy should include a measure to	
	Promote high quality and contextually successful design?	Yes]		ong	Wide	rsible		objective IIA12 as although it highlights that proposals for HMO	assess the over concentration of HMOs, to	
IIA12 Landscape and Townscape:	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No]						developments should not harm the character of the area, by	mitigate against a negative impact on Harrow's	
onserve and enhance the borough's landscape and	Protect sensitive areas and protected views?	No]						removing the measure to assess the over concentration of HMO's,	character.	
townscape character		No							too many may be developed. This could subsequently impact on the		
	Safeguard landscape and townscape features such as trees?								character of the surrounding area. Therefore, a potential minor		
									negative effect is recorded.		
		No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement		
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?								of the IIA objective. Therefore a neutral effect is predicted.		
	Avoid development of greenfield land?	No]								
IIA13 Soils and Water:	Promote the efficient use of minerals?	No]								
To minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution?	No]								
otection of natural resources including greenfield	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No.									
land, soil and minorals resources	in new developments?]								
iana, son ana minerais resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No	1								
	groundwater and water bodies?										
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No									
	Encourage new developments to provide adequate space for waste separation?	Yes	Direct	Low	Medium/L	Borough	Permanent/Reve	Minor Positive	The alternative supports the achievement of objective IIA14 as it		
WA44 W	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No]		ong	Wide	rsible		highlights that proposals for HMO developments should make		
IIA14 Waste:	Ensure waste is dealt with in line with circular economy principles?	No							adequate provision for the storage and collection of waste and		
To minimise waste.		No	1						recycling material generated by residents. Therefore, a potential		
	Safeguard existing waste management sites?								minor positive effect is recorded.		
									· '		•
			_ :	Significant Ne	gative and L	Uncertain Effe	ects				
<u>. </u>					game and c				·	 <u>. </u>	

Mitigation

IIA3:Mitigation: The policy should include a measure to assess the over concentration of HMOs, to mitigate against a negative impact on inclusivity and accessibility.

IIA5:Mitigation: The policy should include a measure to assess the over concentration of HMOs, to mitigate against a negative impact on family housing within the Borough.

IIA12:Mitigation: The policy should include a measure to assess the over concentration of HMOs, to mitigate against a negative impact on Harrow's character.

Policy/Alternative name	HO12 Gypsy and Traveller Accommodation Needs: Alternative 1
Chapter	Chapter 04: Meeting Harrow's Housing Needs
Policy/alternative description	This alternative is for no policy option to be implemented. The Government included a revised wider definition for gypsies and travellers in the updated NPPF. The Council will consider
Assumptions Made	The London Plan and National Planning Policy requires new Gypsy and Traveller sites to make adequate provision for basic amenities (water, sewerage, waste management).

	IIA framework		<u> </u>						Assessment	I		
IA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration		Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
	development? Support the provision of world class infrastructure and connectivity?	No	1						of the HA objective. Therefore a neutral effect is predicted.			
	Support flexible working practices?	No										
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and visibility of town control by retaining and providing additional floor space for town control year.	No.	-									
deliver economic growth and support the creation of	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	NO NO										
new businesses, whilst supporting the growth and retention of existing businesses	Safeguard existing town centres?	No										
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment? Improve existing shopping facilities within town centres and neighbourhood parades?	No.	-									
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No.	1									
	floor space?											
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No		****		21/2				1		
	Create new jobs in high value sectors, including in the green sector?	NO NO	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA2 Employment:	Encourage developers to demonstrate how they are investing in skills and employing local people?	No.	-									
value jobs for all ages across the whole borough	Encourage developers to demonstrate now they are investing in skills and employing local people?	NO NO										
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	The alternative policy indicates that Watling Farm sites has capacity		Mitigation: The inclusion of a Gypsy and Traveller	
	including:								to accommodate any future additional needs, if they arise, due to a		Needs policy, or specific guidance within the	
	oeducation facilities? orecreation facilities?								1974 permission for 15 pitches. However, a lack of policy would mean that proposals for new and replacement accommodation		housing policies in regards to the provision of sites and pitches for Gypsies and Travellers, and their	5
	ohealth services?		╛						managed via the London Plan and National Planning Policy, may not		preferred location.	
IIA3 Accessibility:	Increase the delivery of new or enhanced community and health facilities?	No.	4						be guided towards areas with reasonable access to public transport,			
improve local accessibility to healthcare, education, retail facilities, general community facilities and	Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities?	No.	 						in order to easily access community facilities and services. Therefore,			
recreational resources (including open spaces and	Ensure local facilities have capacity to accommodate proposed development?	No							an uncertain effect is recorded.			
sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	Yes										
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No	<u> </u>									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	No No										
	who are disabled, elderly, families with children? Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	Yes	Direct	Medium	Medium/L	Localisad	Permanent/Irrev	Significant Mogative	The alternative does not support the achievement of objective IIA4 as		Mitigation: The inclusion of a Gypsy and Traveller	
	quality of life and community cohesion?	les .	Direct	ivicululli	ong	Localiseu	ersible	Significant regativ	a lack of policy would mean that new and replacement	1	Needs policy, or specific guidance within the	
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship)	Yes	7						accommodation may not be located in areas with reasonable access		housing policies in regards to the provision of sites	
	and recreation facilities?	N.	-						to public transport, in order to easily access community facilities and		and pitches for Gypsies and Travellers, facilities to	
IIA4 Health and Wellbeing:	Increase and improve opportunities for active travel including walking and cycling?	No.	+ 1						services. Additionally, proposals for new and replacement accommodation managed via the London Plan and National Planning	,	be provided and their preferred location.	
nable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?								Policy may not make adequate provision for amenity space and play	'		
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes]						areas for residents, or make provision for safe and acceptable living			
	Increase provision of private amenity space?	Yes No	- I						environments. Therefore, a potential significant negative effect is			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food? Ensure all representative groups will be consulted and engaged with?	No.	1						recorded.			
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct	Medium	Medium/L	Localised	Permanent/Irrev	Minor Negative	The alternative does not support the achievement of objective IIA5 as	s	Mitigation: The inclusion of a Gypsy and Traveller	
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No			ong		ersible		the London Plan/National Planning Policy may not be effective in		Needs policy, or specific guidance within the	
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs?	No	+						bringing sites/pitches forward for development, as stakeholders may find it difficult to identify and address issues and considerations for		housing policies in regards to the provision of sites and pitches for Gypsies and Travellers, and their	5
deliver a range of housing sites and ensure everyone	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No	1						their proposal, such as the scale and acceptable locations. Therefore,	,	preferred location.	
as access to housing, which is affordable, and meets			4						a potential minor negative effect is recorded.			
e needs of all residents including the elderly, families with children and other vulnerable groups	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address- the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?	No										
The control of the co	the needs of a range of social occupants, social as those man assumites, when end a social and turnines with a maren.											
	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	1									
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	A lack of policy may mean that new and replacement accommodation	n l	Mitigation: The inclusion of a Gypsy and Traveller	
	of transport?] ","		,	.,			is not located in areas with reasonable access to public transport, in		Needs policy, or specific guidance within the	
IIA6 Sustainable Travel: o reduce the need to travel and promote sustainable	Encourage intensification in existing residential areas in the most accessible locations within the borough?	No							order to easily access community facilities and services. Therefore,		housing policies in regards to the provision of sites	s
	Improve existing cycling and walking network and provide new routes?	No	+ 1						due to uncertainty surrounding where new and replacement provision would be provided under his alternative, an uncertain		and pitches for Gypsies and Travellers, and their preferred location.	
transport usage.	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No							effect is identified.		presented location.	
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No										
	communications infrastructure? Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing	L No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	1		
IIA7 Air, Light and Noise Pollution:	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul		""	,.	.,,	,.	","	, TCG (I G)	of the IIA objective. Therefore a neutral effect is predicted.			
o minimise air, light and noise pollution and ensure	of new development?		4									
that future growth does not lead to the further deterioration of environmental conditions	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	NO										
deterioration of environmental conditions												
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	- No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement	+	+	
IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)?		<u> </u>		'	'	'		of the IIA objective. Therefore a neutral effect is predicted.			
To reduce the borough's contribution towards the	Support the shift towards usage of electric and ultralow emissions vehicles?	No.	4									
emission of climate change gases	Promote a low carbon local economy? Ensure new developments are energy efficient?	No No										
	Minimise greenhouse gas emissions?	No										
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes	Direct	Medium	Medium/L	Localised	Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA9 new and			
IIA9 Adaptation to Climate Change:	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No	 		ong		ersible		replacement accommodation has to take the potential impacts of flood risk and climate change into account when decided on the			
lapt to the effects of climate change including flood	, v , and the state of the stat	No	7 I						location of new pitches or sites, in line with the London Plan (2021)			
k, extreme weather and reduced water availability									and National Planning Policy. This could subsequently minimise the			
	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area?								impacts of climate change on Gypsy and Traveller pitches and sites. Therefore, a potential minor positive effect is recorded.			
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Uncertain	A lack of policy may mean that new and replacement accommodation	n	Mitigation: The inclusion of a Gypsy and Traveller	
	Conserve, enhance and repair nationally and locally designated wildlife sites?	No.] ''''	/		.,,,,	,		for Gypsy and Traveller pitches/sites does not have to incorporate		Needs policy, or specific guidance within Policy GIS	
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats?	No	4						adequate landscaping and planting. This could subsequently		Biodiversity in regards to the protection and	
safeguard and enhance hindiversity and gendiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Achieve biodiversity net gain (BNG) in new developments?	Yes Yes	- I						negatively impact biodiversity on Gypsy and Traveller pitches and		enhancement of biodiversity at Gypsy and	
	Provide new or improved access to greenspaces?	No.	- I						sites. However, Policy GI3 Biodiversity may mitigate the impacts of development on biodiversity loss. Therefore, an uncertain effect is		Traveller sites/pitches.	
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No	7						identified.			
	borough)?		4									
	Protect sites of geological importance? Conseque and for enhance horizone accept, historic equipment, and their cettings?	No.	NI/A	NI/A	N/A	NI/A	NI/A	Moutral	The alternative neither supports nor detracts from the askis	1	-	
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings? Maintain and enhance access to cultural heritage assets?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
			- 1		I	1	1		.,	1	1	
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respondappropriately to local character, townscape and context?	No					'			1		

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archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1 1		1 1						1
appropriate improve the quality of the built	Improve the condition of the historic environment?	No	1 1		1 1						1
environment	Encourage heritage led regeneration?	No.	1 1		1 1						1
	Help provide solutions to those assets on the Heritage at Risk register?	No.									ı
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Direct	Low	Medium/L	Localised	Permanent/Irrev	Minor Negative	The alternative does not support the achievement of objective IIA12	Mitigation: The inclusion of a Gypsy and Traveller	
#A4214	Promote high quality and contextually successful design?	No	1 1		ong		ersible		as a lack of policy may mean that new and replacement	Needs policy, or specific guidance within Policy	1
IIA12 Landscape and Townscape:	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No	1 1		1 1				accommodation does not have to make adequate provision for the	GR1 High Quality Design in regards to the	1
To conserve and enhance the borough's landscape and townscape character	Protect sensitive areas and protected views?	No] [1 1				character of the area, including visual and amenity considerations	protection and enhancement of character at Gypsy	1
·	Safeguard landscape and townscape features such as trees?	No.							Therefore, a potential minor negative effect is recorded.	and Traveller sites/pitches.	l l
	Saregual o landscape and townscape leadines such as trees:										l .
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	Long	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement		
	Avoid development of greenfield land?	No	1 1		(20+yrs)				of the IIA objective. Therefore a neutral effect is predicted.		1
	Promote the efficient use of minerals?	No]								1
IIA13 Soils and Water:	Protect soil quality and avoid soil pollution?	No	1 1		1 1						1
To minimise water and soil pollution and ensure	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No	1 1		1 1						1
protection of natural resources including greenfield	in new developments?		1 1		1 1						1
land, soil and minerals resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No	1 1		1 1						1
	groundwater and water bodies?		1 1		1 1						1
		No	1 1		1 1						1
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?										ı
	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement		
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No							of the IIA objective. Therefore a neutral effect is predicted.		1
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No]								1
	Safeguard existing waste management sites?	No	1								1

Significant Negative and Uncertain Effects IIA3: The alternative policy indicates that Watling Farm sites has capacity to accommodate any future additional needs, if they arise, due to a 1974 permission for 15 pitches. However, a lack of policy would mean that proposals for new and replacement accorded. naged via the London Plan and National Planning Policy, may not be guided towards areas with reasonable access to public transport, in order to easily access community facilities and services. Therefore, an uncertain effect is

IIA4: The alternative does not support the achievement of objective IIA4 as a lack of policy would mean that new and replacement accommodation may not be located in areas with reasonable access to public transport, in order to easily access community facilities and services. Additionally, proposals for new and replacement accommodation managed via the London Plan and National Planning Policy may not make adequate provision for amenity space and play areas for residents, or make provision for safe and acceptable living environments. Therefore, a potential significant negative effect is recorded.

IIA6: A lack of policy may mean that new and replacement accommodation is not located in areas with reasonable access to public transport, in order to easily access community facilities and services. Therefore, due to uncertainty surrounding where new and replacement provision would be provided under his alternative, an uncertain effect is identified.

IIA3:Mitigation: The inclusion of a Gypsy and Traveller Needs policy, or specific guidance within the housing policies in regards to the provision of sites and pitches for Gypsies and Travellers, and their preferred location.

IIA4:Mitigation: The inclusion of a Gypsy and Traveller Needs policy, or specific guidance within the housing policies in regards to the provision of sites and pitches for Gypsies and Travellers, facilities to be provided and their preferred location.

IIA5:Mitigation: The inclusion of a Gypsy and Traveller Needs policy, or specific guidance within the housing policies in regards to the provision of sites and pitches for Gypsies and Travellers, and their preferred location.

IIA6:Mitigation: The inclusion of a Gypsy and Traveller Needs policy, or specific guidance within the housing policies in regards to the provision of sites and pitches for Gypsies and Travellers, and their preferred location.

IIA10:Mitigation: The inclusion of a Gypsy and Traveller Needs policy, or specific guidance within Policy GI3 Biodiversity in regards to the protection and enhancement of biodiversity at Gypsy and Traveller sites/pitches.

IIA12:Mitigation: The inclusion of a Gypsy and Traveller Needs policy, or specific guidance within Policy GR1 High Quality Design in regards to the protection and enhancement of character at Gypsy and Traveller sites/pitches.

Policy/Alternative name	HO12 Gypsy and Traveller Accommodation Needs: Alternative 2
Chapter	Chapter 04: Meeting Harrow's Housing Needs
Policy/alternative description	This alternative is for a Policy based on the accommodation need figure identified by utilising the Gypsy and Traveller definition included within the PPTS (2015). Based on this definition,
	the West London Alliance GTANA (2018) identified no need to provide additional pitches during the period between 2016 -2033/41.
Assumptions Made	None.

	HA framaviada								Assessment			
IIA objective	IIA framework Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic- development?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA1 Economy: To deliver economic growth and support the creation of	Support the provision of world class infrastructure and connectivity? Support flexible working practices? Protect and retain an adequate supply of employment floor space to address business needs?	No No										
new businesses, whilst supporting the growth and retention of existing businesses	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use? Safeguard existing town centres?	No No										
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment? Improve existing shopping facilities within town centres and neighbourhood parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment. Boor space?	No No										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Encourage developers to demonstrate how they are investing in skills and employing local people?	No							or the his objective. Therefore a neutral effect is predicted.			
IIA3 Accessibility:	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: oeducation facilities? orecreation facilities? ohealth services?	Yes	Direct	Medium	Medium/L ong	Localised	Permanent/Irrev ersible	Significant Negativ	The alternative does not support the achievement of objective IIA3. The alternative policy does not aim to provide three additional pitches at the existing Gypsy and Traveller site at Watling Farm (0.5ha), due to no identified need based on the Gypsy and Traveller definition included within the PPTS (2015). This definition excludes travellers who are forced to permanently live in brick/mortar accommodation due to legitimate health, age reasons. As a result, the future housing needs of gongies and travellers such as these are		Mitigation: add provision for the development of Gypsy and Traveller pitches at the existing Watling Farm site, in order to provide for the needs of the Gypsy and Traveller community.	
To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development? Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?	No No No No Yes							the future housing needs of gypsies and travellers such as these are not being provided for within this alternative, creating equality and inclusivity issues. Therefore, a potential significant negative effect is recorded.			
	Avoid an adverse/discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	No No										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	Yes	Direct	Medium	Medium/L ong	Localised	Permanent/Irrev ersible	Significant Negativ	The alternative does not support the achievement of objective IIA4. The alternative policy does not aim to provide three additional pitches at the existing Gypsy and Traveller site at Watling Farm (0.5ha), due to no identified need based on the Gypsy and Traveller definition included within the PPTS (2015). This definition excludes travellers who are forced to permanently live in brick/mortar accommodation due to legitimate health, age reasons. As a result,		Mitigation: add provision for the development of Gypsy and Traveller pitches at the existing Watling Farm site, in order to provide for the needs of the whole Gypsy and Traveller community.	
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities? Increase and improve opportunities for active travel including walking and cycling? Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities? Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space?	Yes No No Yes Yes							the future housing needs of gypsies and travellers such as these are not being provided for within this alternative, creating health and wellbeing issues. Therefore, a potential significant negative effect is recorded.			
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food? Ensure all representative groups will be consulted and engaged with? Increase the number of additional homes delivered to meet local needs/targets?	No No Yes	Direct	Medium	Medium/L	Localised	Permanent/Irrev ersible	Significant Negativ	e Proposals for new Gypsy and Traveller sites and pitches should		Mitigation: add provision for the development of	
IIAS Housing: To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets the needs of all residents including the elderly, families with children and other vulnerable groups	require support or care). Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address-the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	No Yes			ong				contribute to meeting identified local housing needs. However, the alternative policy does not envisage that additional sites will be required during the plan period, due to no identified need based on the Gypsy and Traveller definition included within the PPTS (2015). Additionally, this definition excludes travellers who are forced to permanently live in brick/mortar accommodation due to legitimate health and age reasons. As a result, the future housing needs of gypsies and travellers such as these are not being provided for within this alternative. Therefore, a potential significant negative effect is recorded.		Gypsy and Traveller pitches at the existing Watling Farm site.	
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	Direct	Low	Medium/L ong	Localised	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA6 as proposals for new and replacement accommodation must ensure that sites are located in areas with reasonable access to public transport in order to easily access community facilities and services. Therefore, a potential minor positive effect is recorded.			
traver nauts including waiking, cycling and public transport usage.	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	No No No										
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district- heat networks) in line with the London Plan (2021)?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The alternative neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases												

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	Support the shift towards usage of electric and ultralow emissions vehicles?	No	1 1						1		
	Promote a low carbon local economy?	No									
	Ensure new developments are energy efficient?	No									
	Minimise greenhouse gas emissions?	No									
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes	Direct	Low	Medium/L ong	Localised	Permanent/Irrev ersible	Minor Positive	The alternative supports the achievement of objective IIA9 as proposals for new and replacement accommodation must take any		
IIA9 Adaptation to Climate Change:	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No	1						potential flood risk and the impacts of climate change in account		
Adapt to the effects of climate change including flood		No	1 1						when deciding on the location of new sites. This should help to		
risk, extreme weather and reduced water availability									minimise the impacts of climate change on Gypsy and Traveller		
	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure								pitches and sites. Therefore, a potential minor positive effect is		
	across the borough and within the wider area?								recorded.		
	Avoid adverse effects on European designated habitats sites?	No	Direct	Low		Localised	Permanent/Irrev	Minor Positive	The alternative highlights that proposals for new and replacement		
	Conserve, enhance and repair nationally and locally designated wildlife sites?	No	1 1		ong		ersible		accommodation must incorporate adequate landscaping and		
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats?	No	4						planting, which may provide benefits for biodiversity in the area. The		
To safeguard and enhance biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes	4						alternative also states that proposals should include measures to		
and improve connectivity between, and access to, green	Achieve biodiversity net gain (BNG) in new developments?	Yes	- I						minimise any impacts of policy designations on adjacent Sites of		
spaces and functional habitats.	Provide new or improved access to greenspaces?	NO No	- I						Important Nature Conservation (SINCs). This should subsequently		
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	NO NO							protect biodiversity. Therefore, a potential minor positive effect is		
	borough)? Protect sites of geological importance?	No							recorded.		
	Conserve and/or enhance heritage assets, historic environment, and their settings?	No.	N/A	N1/A	N/A	N1/A	N/A	Newtoni	The alternative neither supports nor detracts from the achievement		
IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	of the IIA objective. Therefore a neutral effect is predicted.		
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No.	1						of the fix objective. Therefore a fleutral effect is predicted.		
heritage assets (including known and unknown	appropriately to local character, townscape and context?	NO									
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	1								
appropriate improve the quality of the built	Improve the condition of the historic environment?	No.	1								
environment	Encourage heritage led regeneration?	No	1								
	Help provide solutions to those assets on the Heritage at Risk register?	No	1								
		Yes	Direct	Low	Medium/L	Localised	Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA12 as		
	Described and described has been been been been been described and described and district the second				ong		ersible		proposals for new and replacement accommodation must make		
IIA12 Landscape and Townscape:	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?								adequate provision for the character of the area, including visual and		
To conserve and enhance the borough's landscape and			. I						amenity considerations. For example, appropriate landscaping and		
townscape character	Promote high quality and contextually successful design?	No	1 1						planting should be carried out to enable integration of the site with		
tomistape tharacter	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No	4						the surrounding environment. Therefore, a potential minor positive		
	Protect sensitive areas and protected views?	No	4						effect is recorded.		
	Safeguard landscape and townscape features such as trees?	No									
		No	Direct	Low		Localised		Minor Positive	The alternative highlights that proposals for new and replacement		
	Avoid development of greenfield land?	NO No	- I		ong		ersible		accommodation must make adequate provision for basic amenities		
IIA13 Soils and Water:	Promote the efficient use of minerals? Protect soil quality and avoid soil pollution?	No.	 						such as running water and sewerage. The alternative also states that		
To minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution? Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No.	- I						proposals should include measures to minimise any impacts of policy		
protection of natural resources including greenfield	Ensure water resources are used emiciently and contribute to the achievement of residential and commercial water usage targets in new developments?	THU THU							designations on adjacent Green Belt. This should subsequently protect areas of Green Belt in the Borough. Therefore, a potential		
land, soil and minerals resources	nnew developments? Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No	 						minor positive effect is recorded.		
ianu, son anu minerais resources	rrotect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality or groundwater and water bodies?	NO.							minor positive effect is recorded.		
	grounditier und matter podites?	Yes	1								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	103									
		Yes	Direct	Low	Medium/I	Localisad	Permanent/Irrev	Minor Positive	The alternative supports the achievement of objective IIA14 as		
		1.0	Direct	LOW	ong	Localiscu	ersible	iioi i ositive	proposals for new and replacement accommodation must make		
	Encourage new developments to provide adequate space for waste separation?				l one		CISIDIC		adequate provision for basic amenities such as waste management.		
IIA14 Waste:									Therefore, a potential minor positive effect is recorded.		
To minimise waste.	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No	1						The state of the s		
	Ensure waste is dealt with in line with circular economy principles?	No]								
	Safeguard existing waste management sites?	No									
										•	•

Significant Negative and Uncertain Effects

IIA3: The alternative does not support the achievement of objective IIA3. The alternative policy does not aim to provide three additional pitches at the existing Gypsy and Traveller site at Watling Farm (0.5ha), due to no identified need based on the Gypsy and Travellers who are forced to permanently live in brick/mortar accommodation due to legitimate health, age reasons. As a result, the future housing needs of gypsies and travellers such as these are not being provided for within this alternative, creating equality and inclusivity issues. Therefore, a potential significant negative effect is recorded.

IIA4: The alternative does not support the achievement of objective IIA4. The alternative policy does not aim to provide three additional pitches at the existing Gypsy and Traveller site at Watting Farm (0.5ha), due to no identified need based on the Gypsy and Traveller site at Watting Farm (0.5ha), due to no identified need based on the Gypsy and Traveller swo are forced to permanently live in brick/mortar accommodation due to legitimate health, age reasons. As a result, the future housing needs of gypsies and travellers such as these are not being provided for within this alternative, creating health and wellbeing issues. Therefore, a potential significant negative effect is recorded.

IIA5: Proposals for new Gypsy and Traveller sites and pitches should contribute to meeting identified local housing needs. However, the alternative policy does not envisage that additional sites will be required during the plan period, due to no identified need based on the Gypsy and Travellers who are forced to permanently live in brick/mortar accommodation due to legitimate health and age reasons. As a result, the future housing needs of gypsies and travellers such as these are not being provided for within this alternative. Therefore, a potential significant negative effect is recorded.

Significant Positive Effects

Potential Cumulative Effects Identified

Mitigation

IIA3:Mitigation: add provision for the development of Gypsy and Traveller pitches at the existing Watling Farm site, in order to provide for the needs of the Gypsy and Traveller community.

IIA4:Mitigation: add provision for the development of Gypsy and Traveller pitches at the existing Watling Farm site, in order to provide for the needs of the Gypsy and Traveller community.

IIA5:Mitigation: add provision for the development of Gypsy and Traveller pitches at the existing Watling Farm site.

Enhancements

Policy/Alternative name	LE1 Development Principles and Town Centre Hierarchy: Alternative 1						
Chapter	Chapter 05: Local Economy						
Policy/alternative description	is alternative is for a less restrictive policy which would be not seek to control or protect main town centre uses.						
Assumptions Made	lone.						
Disclaimer	Alternative 1 has the same IIA Objectives scores for IIA2-14 due to immaterial differences in the policy text. Please see LE1 Development Principles regarding details of scores for these objectives. Explanation for alternative can be found below.						

Assessment								
Alternative		Potential for cumulative	Mitigation/Enhancement					
THE THE THE		effects?						
LE1 Development Principles and Town Centre Hierarchy:	The major difference between Alternative 1 and the preferred policy option is that the less restrictive alternative would							
Alternative 1	not control or protect main town centre uses, which may impact on the vitality and vibrancy of town centres. This							
	would change the score of IIA1 to minor positive, as opposed to significant positive (as the preferred option scores).							

Conserve and/or enhance heritage assets, historic environment, and their settings?

Maintain and enhance access to cultural heritage assets?

Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?

Contribute to the better management of heritage assets and contribute to conserving heritage at risk?

Improve the condition of the historic environment?

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Policy/Alternative name	LE3 Industrial Land: Alternative 1
Chapter	Chapter 05: Local Economy
Policy/alternative description	This alternative allows for all of the appropriate industrial uses set out under Policy E4A of the London Plan (2021) to occur within Strategic Industrial Land and Local Strategic Industrial Sites.
Assumptions Made	Development is in accordance with policies relating to matters and other relevant Development Plan Policies.
	Alternative 1 has the same IIA Objectives scores for IIA1-14 due to immaterial differences in the policy text. Please see LE3 Industrial Land regarding details of scores for these objectives. Explanation for alternative can be found below.

	Assessment								
Alternative	Description	Potential for cumulative effects?	Mitigation/Enhancement						
LE3 Industrial Land: Alternative 1	The major difference between Alternative 1 and the preferred policy option is that Alternative 1 allows for all of the appropriate industrial uses set out under Policy E4A of the London Plan (2021) to occur within Strategic Industrial Land and Local Strategic Industrial Sites. Although this may be economically beneficial, this could mean industrial uses that could occur elsewhere in the borough without having adverse impacts would instead occur on the borough's limited amount of industrial land. However, both requirements will result in a minor positive result for IIA objective 1 (economy) due to the overall contents of the policy. Overall, Alternative 1 performs the same as the preferred policy LE3 Industrial Land.								

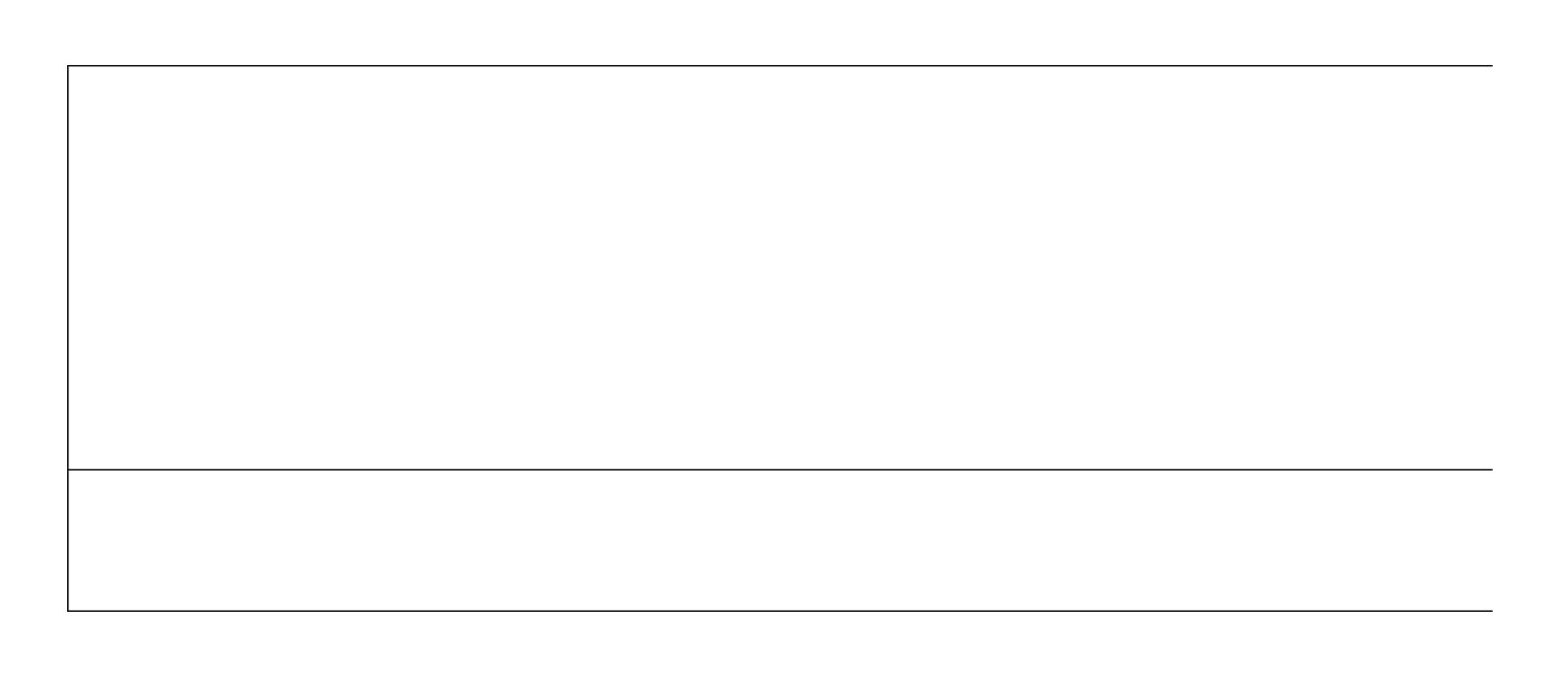
Conserve and/or enhance heritage assets, historic environment, and their settings?

Maintain and enhance access to cultural heritage assets?

Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?

Contribute to the better management of heritage assets and contribute to conserving heritage at risk?

Improve the condition of the historic environment?



Policy/Alternative name	LE3 Industrial Land: Alternative 2
Chapter	Chapter 05: Local Economy
Policy/alternative description	This alternative allows for co-location of housing on Local Strategic Industrial Sites.
Assumptions Made	Development is in accordance with policies relating to matters and other relevant Development Plan Policies.

					_							
	IIA framework								Assessment	Potential for		
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic	Yes	N/A	N/A	N/A	N/A	N/A	Uncertain	The alternative supports development to intensify, increase or		Mitigation: Ensure protection from housing	
	development? Support the provision of world class infrastructure and connectivity?	No.	-						modernise floorspace and premises within Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSIS) in order		development is given to the industries that the Borough relies on the most, in order to minimise	
	Support flexible working practices?	Yes]						to increase the provision of floorspace for industrial activities.		the impact co-location of housing may have on the	
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes							However, allowing for the co-location of housing may reduce the		economy.	
IIA1 Economy:	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use? Safeguard existing town centres?	No.	-						already limited floorspace for industrial use. The impact this may			
	f Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No.	-						have on the economy is therefore dependant on where the housing is located, the magnitude of impact this may have on industrial			
new businesses, whilst supporting the growth and	Improve existing shopping facilities within town centres and neighbourhood parades?	No							floorspace, and the types of industry impacted. Therefore, a potential	ı		
retention of existing businesses	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	Yes	7						uncertain effect is recorded.			
	floor space?		-									
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes										
	Create new jobs in high value sectors, including in the green sector?	Yes	Direct	Medium	Medium	borough	Permanent/Reve	Minor Positive	The policy supports the achievement of objective IIA2 as the	-		
	create new jobs in high value sectors, including in the green sector:	163	Direct	IVICUIUIII	(10yrs)	Wide	rsible	Willion T Ositive	increased provision of industrial land is likely to provide additional			
IIA2 Employment:	Encourage developers to demonstrate how they are investing in skills and employing local people?	No.	-						part time and full time employment opportunities for local residents.			
o create greater employment opportunities and higher	encourage developers to demonstrate now they are investing in skills and employing local peopler- er	NO NO							This will contribute to the reduction in unemployment rates across			
value jobs for all ages across the whole borough									the Borough. Therefore, due to the provision of employment opportunities, a potential minor positive effect is recorded.			
									opportunities, a potential minor positive effect is recorded.			
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including:	NO NO	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
	oeducation facilities?								The supervise a fieutral effect is predicted.			
	orecreation facilities?											
IIA3 Accessibility:	ohealth services?		4									
To improve local accessibility to healthcare, education,	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No.	-									
retail facilities, general community facilities and	Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities?	No No										
recreational resources (including open spaces and	Ensure local facilities have capacity to accommodate proposed development?	No.										
sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No										
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity? Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No	-									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	No.	-									
	who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
	quality of life and community cohesion?		_						IIA objective. Therefore a neutral effect is predicted.			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	- No										
	Increase and improve opportunities for active travel including walking and cycling?	No	1									
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life		No										
enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?											
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No	4									
	Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No.	-									
	Ensure all representative groups will be consulted and engaged with?	No										
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Direct	Low	Medium/L	Borough	Permanent/Irrev	Minor Positive	The policy supports the achievement of objective IIA6 as it supports			
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No			ong	Wide	ersible		the co-location of housing on Local Strategic Industrial Sites. This will			
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs?	No	-						help to deliver housing to meet wider development plan objectives.			
	e Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No.	+						Therefore, due to the support provided from this policy for the provision of housing, a potential minor positive effect is recorded.			
has access to housing, which is affordable, and meets									,			
	s Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address-	No										
with children and other vulnerable groups	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?											
	Provide a range of different sized housing sites in order to maintain a stable supply and five year land supply of deliverable sites?	l No.	- 1									
	Trotale a range of america size a rousing sizes in order to maintain a stable supply and the year land supply or defined able sizes.											
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	No	Direct	Low	Medium/L	borough	Permanent/Irrev	Minor Positive	The policy supports the achievement of objective IIA6 as it supports			
	of transport?		4		ong	Wide	ersible		development to intensify, increase or modernise floorspace and			
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable	Encourage intensification in existing residential areas in the most accessible locations within the borough?	No							premises for a range of industry types, such as sustainable transport functions including intermodal freight interchanges, rail and bus			
travel habits including walking, cycling and public	Improve existing cycling and walking network and provide new routes?	No.	+ 1						infrastructure. Therefore, due to the support provided from this			
transport usage.	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No	1						policy for the delivery of sustainable transport, a potential minor			
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	Yes							positive effect is recorded.			
	communications infrastructure?	No.	11/1	N/2	N/*	N/2	11/4	Maria 1	The policy poither supports and detects for the second state of th	1	<u> </u>	
IIA7 Air, Light and Noise Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing vehicular movement and commercial activities, either through their location or through causing a further deterioration as a resul		N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
To minimise air, light and noise pollution and ensure												
that future growth does not lead to the further	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
deterioration of environmental conditions												
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district	Yes	Indirect	Low	Medium/L		Permanent/Irrev	Minor Positive	The policy indirectly supports the achievement of objective IIA8 as it			
HAO Minimining Contains	heat networks) in line with the London Plan (2021)? Support the shift towards usage of electric and ultralow emissions vehicles?	No	- I		ong	Wide	ersible		supports development to intensify, increase or modernise floorspace and premises for a range of industry types, including utilities			
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the	Support the shift towards usage of electric and ultralow emissions venicles? Promote a low carbon local economy?	No No	1						infrastructure (such as energy). Therefore, due to the support			
emission of climate change gases	Ensure new developments are energy efficient?	No.]						provided from this policy for the delivery of renewable and low			
	Minimise greenhouse gas emissions?	No							carbon energy capacity, a potential minor positive effect is recorded.			
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood		No	-						IIA objective. Therefore a neutral effect is predicted.			
risk, extreme weather and reduced water availability		No.	1									
	across the borough and within the wider area?				<u></u>		<u> </u>				<u> </u>	
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
	Conserve, enhance and repair nationally and locally designated wildlife sites?	No	4						IIA objective. Therefore a neutral effect is predicted.			
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No.	-									
To safeguard and enhance biodiversity and geodiversity	Achieve biodiversity net gain (BNG) in new developments? Provide new or improved access to greenspaces?	No.	1									
and improve connectivity between, and access to, green	n Provide new or improved access to greenspaces?	No	1									
spaces and functional habitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No										
	borough)?		_									
	Protect sites of geological importance? Conserve and/or enhance heritage assets, historic environment, and their settings?	No No	NI/A	NI/A	NI/A	NI/A	N/A	Moutes	The policy poither supports nor detreets from the artificiant of	-		
IIA11 Historic Environment:	Conserve and/or enhance heritage assets, historic environment, and their settings? Maintain and enhance access to cultural heritage assets?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.			
	0		_ '						, predicted		The state of the s	

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And the first price of the pric	The property of the property o		Ensure that new development uses existing historic character and heritage significance to guide new development and responses to the second second second second second second second second second second second second sec	pond No										
Suppose the state of the state	The state of the s	itage assets (including known and unknown	appropriately to local character, townscape and context?				1							
March 1998 1998 1998 1998 1998 1998 1999	Section 1 Sectio						1							
Will strong our frances: Will strong our franc	Will strong a framework to the control of the contr						1							
Sign of the property of the pr	AND CONTROL PROCESS AND CO													
Michael by the proposed of the	Will seek seek seek seek seek seek seek se				N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	-		
A designate a form to the complete of the comp	The state of the county of the	IIA12 Landscape and Townscape:			_ ′	'	'	'	,					
Section of the content and any section of the content and any	Magnification of the Policy of		Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?											
Set in concentration of control of the control of t	The state of the control of the cont													
We shall see the second control of the control of t	Note the section of perform related in the performance of the performa		Safeguard landscape and townscape features such as trees?		21/2	N/A	11/4	N1/A	N/A	Newtoni	The colling right of the colli			
In the control and policy of an improved processing of the control	The Six of an Signature The Six of an Six of				N/A	N/A	N/A	N/A	N/A	Neutrai				
The state of the s	The control of the co			1.10										
Secretary and process or analysis of process of	The results of control													
Link, the and an interval hardware and extract security and contribution of the processing of the proc	Separation of the control management in the													
The state of the s	State Supplied Services for the control of Services and S		in new developments?											
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WAY YORK: TO MINITED SINKS. TO	SALA Young. To relative worth the product interaction of productive growth and productive growth and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and productive growth and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and and productive growth and productive growth and and productive growth and productive growth and productive growth a		Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?—	lao la										
Section is the country of the countr	Exercised Consequence of a contract of the c			No	Direct	Low	Medium/L	borough	Permanent/Irrev	v Minor Positive	The policy indirectly supports the achievement of objective IIA14 as			
Singuistic state of the Times and the Control of the Control	State States to State States of the Character states (see State States) and states (see States) and states (see States) and states) and states (see States) and states (see States) and states) and states (see States) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states) and states (see States) and states (see States) and states) and states (see States) and states (see States) and states) and states (see States) and states (see States) and states (see States) and states (see States) and states (see States) and states) and states (see States) and states (see States) and states) and states (see States) and states (see States) and states (see States) and states (see States) and states (see States) and st		Encourage the repurposing and refurbishing of buildings, instead of demolition?	No							proposals to intensify, increase or modernise floorspace and			
Support desiring water. Recording desiring water recognised desiring water recognised and many gaster recognised and gaster recognised a	Supported coloring workers revoked. Supported coloring workers from region and processing and p						1							
Integration assignment solution of the waste economy, a potential minor positive effect is recorded. Company of the waste economy, a potential minor positive effect is recorded.	Intigrated according evolute management school of the waste concerning, a gothetic in friending flower and economy, a gothetic in friending may been on the concerny. **Septiment Practical Committees Titled Septiment (according to the management of the waste concern), and the waste concern), and the waste concern). **Septiment Practical Committees Titled Septiment (according to the management of the waste concern), and the waste concern), and the waste concern). **Septiment Practical Committees Titled Septiment (according to the waste concern), and the waste concern). **Septiment Practical Committees Titled Septiment (according to the management of the waste concern), and the waste of the concern). **Septiment Practical Committees Titled Septiment (according to the management of the waste) in the according to the concern). **Septiment Practical Committees Titled Septiment (according to the management of the waste) in the according to the concern). **Septiment Practical Committees Titled Septiment (according to the management of the waste) in the according to the concern). **Septiment Practical Committees Titled Septiment (according to the management of the waste) in the according to the concern). **Septiment Practical Committees Titled Septiment (according to the management of the waste) in the according to the concern). **Septiment Practical Committees Titled Septiment (according to the management of the waste) in the according to the concern). **Septiment Practical Committees Titled Septiment (according to the management of the waste) in the according to the concern). **Septiment Practical Committees Titled Septiment (according to the concern). **Septiment Practical Committees Titled Septiment (according to the concern). **Septiment Practical Committees Titled Septiment (according to the concern). **Septiment Practical Committees Titled Septiment (according to the concern). **Septiment Practical Committees Titled Septiment (according to the concern). **Septiment Practical Committees Titled Sep			No			1							
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Addressive supports does become to intendify, increase or mediannia. Recorgance and grommass within Storages industrial successive (SLIs) and large light and industrial State (SLIs) is not for increase the provision of Recorgance for industrial successive (SLIs) and successive State (SLIs) and successive State (SLIs) is not for increased. **Septiment Positions** **Septiment Positions** **Protected** **Pr	alternative supports development to intensity, increase or modernize Recognize and promises within Strategic Inducation Learnines, (EAS) and locally Egenthanic Inducated Electronics, (EAS) and locally Egenthanic Inducated Electronics, and the types of inducity invasives, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or inducated Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performation in Proceedings or induced Electronics, performati					1		1					1	
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Mitigation IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.	Mitigation IIAE:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.					he types of ind		ted. Therefore	, a potential uncer	rtain effect is record	Jed.		the economy is therefore depend	
Mitigation IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.	Mitigation IIAE:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.						dustry impacte		e, a potential uncer	rtain effect is record	ied.		une economy is intererore depend	
Mitigation IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.	Mitigation IIAE:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.						dustry impacte		e, a potential uncer	rtain effect is record	ied.		une economy is intererore depend	
IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.	IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.					Signil	dustry impacte	ve Effects	_	ertain effect is record	ied.		ane economy is inerelore depend	
IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.	IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.					Signil	dustry impacte	ve Effects	_	rtain effect is record	ied.		ane economy is inerelore depend	
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IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.	IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.					Signil	dustry impacte	ve Effects	_	ertain effect is record	ied.		ane economy is inerelore depend	
IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.	IIA1:Mitigation: Ensure protection from housing development is given to the industries that the Borough relies on the most, in order to minimise the impact co-location of housing may have on the economy.					Signil	dustry impacte	ve Effects	_	rtain effect is record	ied.		ane economy is interende depend	
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Enhancements	Enhancements		IIA1:Mitigation: Ensure protecti	have on industrial floo	orspace, and th	Signii Potential C	dustry impact ificant Positiv Cumulative Ef	ve Effects ffects Identifié	ed				ane economy is interested expension	
Enhancements	Enhancements		IIA1:Mitigation: Ensure protecti	have on industrial floo	orspace, and th	Signii Potential C	dustry impact ificant Positiv Cumulative Ef	ve Effects ffects Identifié	ed				ane economy is interested expension	
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Enhancements	Enhancements		IIA1:Mitigation: Ensure protecti	have on industrial floo	orspace, and th	Signii Potential C	dustry impact ificant Positiv Cumulative Ef	ve Effects ffects Identifié	ed				ane economy is therefore depend	
Enhancements	Enhancements		IIA1:Mitigation: Ensure protecti	have on industrial floo	orspace, and th	Signii Potential C	dustry impact ificant Positiv Cumulative Ef	ve Effects ffects Identifié	ed				ane economy is dieretore depend	
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Policy/Alternative name	GI2 Open Space: Alternative 1
Chapter	Chapter 07: Green Infrastructure
Policy/alternative description	This alternative is for a more restrictive policy option to be implemented, that does not allow for community infrastructure to be developed on Open Space in exceptional circumstances.
Assumptions Made	None.

	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
	development? Support the provision of world class infrastructure and connectivity?	No.	_						IIA objective. Therefore a neutral effect is predicted.			
	Support flexible working practices?	No.										
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs?	No										
To deliver economic growth and support the creation of	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	No										
new businesses, whilst supporting the growth and	Cofeenand solution to see a section 2	N-										
retention of existing businesses	Safeguard existing town centres? Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No.										
	Improve existing shopping facilities within town centres and neighbourhood parades?	No No										
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No										
	floor space? Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No										
	Support the economic regeneration of areas such as the Harrow and Wealdstone Upportunity Area? Create new jobs in high value sectors, including in the green sector?	No.	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
IIA2 Employment:	Create new jobs in riigh value sectors, including in the green sector:	No	IN/A	IN/A	IN/A	IV/A	IN/A	Neutrai	IIA objective. Therefore a neutral effect is predicted.			
	Encourage developers to demonstrate how they are investing in skills and employing local people?-	No							į į			
value jobs for all ages across the whole borough	Encourage developers to demonstrate now they are investing in skins and employing local people:	NO										
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
	including:								IIA objective. Therefore a neutral effect is predicted.			
	oeducation facilities? orecreation facilities?											
	onecreation racinities: ohealth services?											
IIA3 Accessibility:	Increase the delivery of new or enhanced community and health facilities?	No										
, , , , , , , , , , , , , , , , , , , ,	Help ensure all children have access to a local school within reasonable walking distance?	No.										
retail facilities, general community facilities and recreational resources (including open spaces and	Increase education facility provision for children with learning disabilities? Ensure local facilities have capacity to accommodate proposed development?	No.										
sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No										
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avaid an advanced discriminate a view and the second discriminate as impact an exercise of the second discriminate as impact as a second discriminate as a second discriminate a	No										
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those	NO No										
	who are disabled, elderly, families with children?											
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	No	Direct	Medium	Medium/L	borough	Permanent/Irrev	Minor Positive	The policy supports the achievement of objective IIA4 as it highlights			
	quality of life and community cohesion?				ong	Wide	ersible		that developments must provide, protect and enhance publicly			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	Yes							accessible open space, unless demonstrated that this is not possible. Areas in deficiency of open space/informal recreation facilities will be			
	Increase and improve opportunities for active travel including walking and cycling?	No							particularly supported. Developments must not lead to loss of access			
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	Yes							to natural green space, unless the site is required for critical social			
Enable residents to lead a healthy, good quality me			_						infrastructure. Where on-site provision of open space cannot be			
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space?	Yes No.							provided, offsite contributions will be required. Therefore, a potential minor positive effect is recorded.	1		
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No.							minor positive effect is recorded.			
	Ensure all representative groups will be consulted and engaged with?	No										
	Increase the number of additional homes delivered to meet local needs/targets?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No							IIA objective. Therefore a neutral effect is predicted.			
IIA5 Housing:	Provide affordable homes of the tenure and size to meet the identified needs?	No.										
	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who	No										
has access to housing, which is affordable, and meets												
the needs of all residents including the elderly, families with children and other vulnerable groups	Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address	No										
with children and other vulnerable groups	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?											
	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	No.										
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
	of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	No							IIA objective. Therefore a neutral effect is predicted.			
IIA6 Sustainable Travel:												
To reduce the need to travel and promote sustainable travel habits including walking, cycling and public	Improve existing cycling and walking network and provide new routes?	No										
transport usage.	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No										
	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and	No										
	communications infrastructure?											
	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing		N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the			
IIA7 Air, Light and Noise Pollution:	vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result	-							IIA objective. Therefore a neutral effect is predicted.			
To minimise air, light and noise pollution and ensure	of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
that future growth does not lead to the further deterioration of environmental conditions	The state of the s											
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	1	1	
IIA8 Minimising Contributions to Climate Change:	heat networks) in line with the London Plan (2021)?		_ `	'	'	'	'		IIA objective. Therefore a neutral effect is predicted.			
To reduce the borough's contribution towards the	Support the shift towards usage of electric and ultralow emissions vehicles?	No.										
emission of climate change gases	Promote a low carbon local economy? Ensure new developments are energy efficient?	No No										
1	Minimise greenhouse gas emissions?	No.										
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	No	Indirect	Medium	Medium		Permanent/Irrev	Minor Positive	By developing new areas of open space, the policy indirectly supports			
IIA9 Adaptation to Climate Change:					(10yrs)	Wide	ersible		objective IIA9 by contributing to the creation of a network of green			
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure	Yes	-						and blue infrastructure. Therefore, a potential minor positive effect is			
non, extreme weather and reduced water availability	across the borough and within the wider area?								recorded.			
	Avoid adverse effects on European designated habitats sites?	No	N/A	N/A	N/A	N/A	N/A	Minor Positive	The policy supports the achievement of objective IIA10 as it highlights			
	Conserve, enhance and repair nationally and locally designated wildlife sites?	No							that developments must enhance biodiversity and natural capital.			
IIA10 Biodiversity:	Conserve, enhance and repair natural and semi natural habitats? Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No.							Developments must also improve access to biodiversity, whilst			
To safeguard and enhance biodiversity and geodiversity	Contribute to the delivery of new or safeguard existing BAP priority species and habitats? Achieve biodiversity net gain (BNG) in new developments?	Yes							ensuring that there is no loss of access to natural greenspace. Therefore, a potential minor positive effect is recorded.			
and improve connectivity between, and access to, green spaces and functional habitats.	Provide new or improved access to greenspaces?	Yes							, , , , , , , , , , , , , , , , , , ,			
spaces and runctional liabiliats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	Yes							1			
	borough)?	No	-						1			
	Protect sites of geological importance? Conserve and/or enhance heritage assets, historic environment, and their settings?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	 	1	
IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No	1	.,,	,	,	,		IIA objective. Therefore a neutral effect is predicted.			
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No										
heritage assets (including known and unknown	appropriately to local character, townscape and context? Contribute to the botter management of beginning accept and contribute to concerning beginning at risk?	No										
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	INO	_	I	I	1	ı		I	I	I	I

appropriate improve the quality of the built	Improve the condition of the historic environment?	No]							
environment	Encourage heritage-led regeneration?	No.	1							
	Help provide solutions to those assets on the Heritage at Risk register?	No	1							
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	
IIA12 Landscape and Townscape:	Promote high quality and contextually successful design?	No]						IIA objective. Therefore a neutral effect is predicted.	
o conserve and enhance the borough's landscape and	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No]							
townscape character	Protect sensitive areas and protected views?	No								
	Safeguard landscape and townscape features such as trees?	No								
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?—	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	
	Avoid development of greenfield land?	No								
IIA13 Soils and Water:	Promote the efficient use of minerals?	No]							
To minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution?	No								
protection of natural resources including greenfield	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No								
land, soil and minerals resources	in new developments?									
ianu, son anu minerais resources	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	No								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No								
·	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the	
IIA14 Waste:	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No]						IIA objective. Therefore a neutral effect is predicted.	
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No]							
	Safeguard existing waste management sites?	No								
		<u> </u>		Significant Ne	gative and U	Jncertain Effe	ects			

	groundwater and water bodies?										
		No	1 1								
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?										
		No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the		
IIA14 Waste:	Forcurage the repurposing and refurbishing of buildings, instead of demolition?	No No	1 ","	.,	.,	.,	,		IIA objective. Therefore a neutral effect is predicted.		
To minimise waste.	Ensure waste is dealt with in line with circular economy principles?	No	1 I								
	Safeguard existing waste management sites?	No.	† l								
	Janeguard existing waste management sites:	1.10								1	I.
				Significant Nega	tive and Unco	rtain Effocts					
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				Significa	nt Positive Eff	fects					
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				Potential Cum	ulative Effects	Identified					
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Policy/Alternative name	GI3 Biodiversity: Alternative 1
Chapter	Chapter 07: Green Infrastructure
Policy/alternative description	This alternative is for a more relaxed policy option to be implemented, with all major and minor development proposals being supported by a minimum 10% Biodiversity Net-Gain.
Assumptions Made	None.
Disclaimer	Alternative 1 has the same IIA Objectives scores for IIA1-14 due to immaterial differences in the policy text. Please see GI3 Biodiversity regarding details of scores for these objectives. Explanation for alternative can be found below.

	Assessment									
Alternative	Description	Potential for cumulative effects?	Mitigation/Enhancement							
GI3 Biodiversity: Alternative 1	The major difference between Alternative 1 and the preferred policy option is that Alternative 1 requires a minimum of 10% biodiversity net gain for developments, where as the preferred option requires a minimum of 20%. Both requirements will result in a significant positive result for IIA objective 10 (biodiversity) due to the overall contents of the policy. Alternative 1 is unlikely to benefit biodiversity to the same extent as the preferred option policy however.									

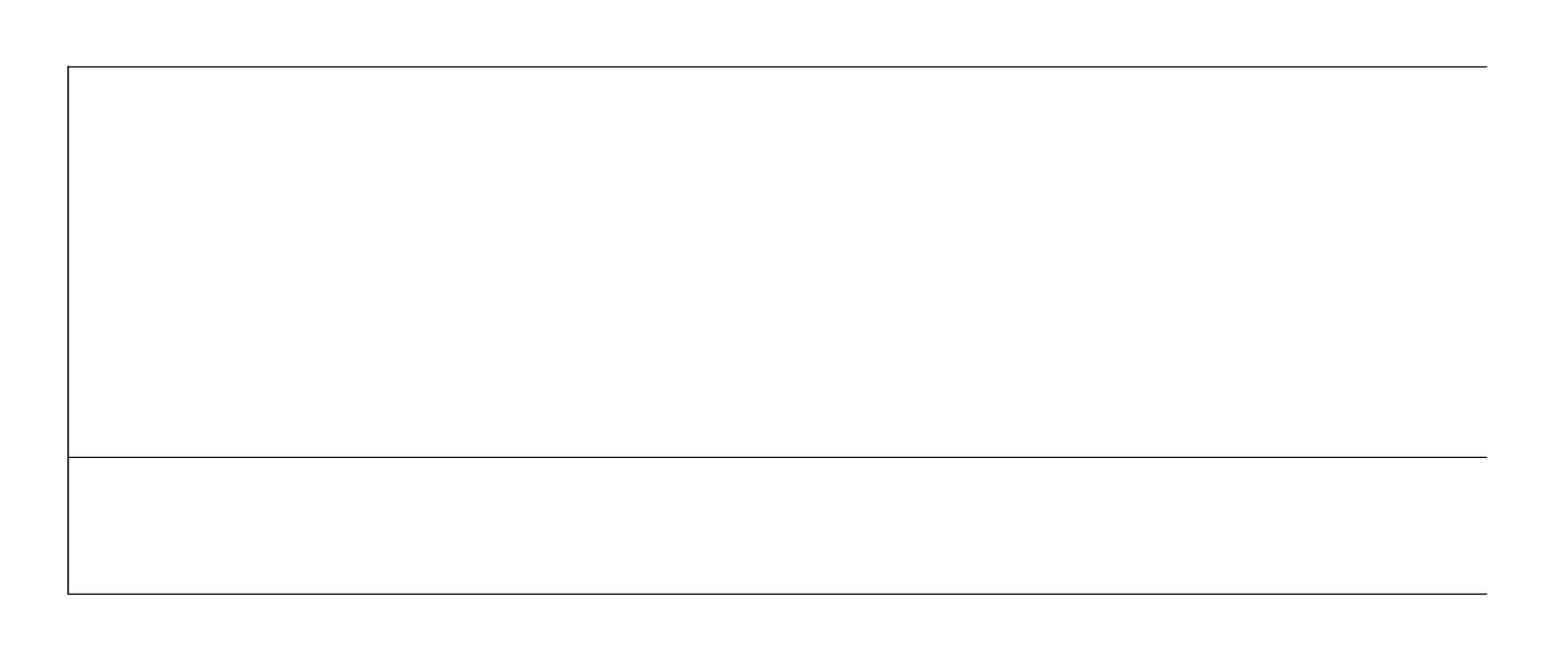
Conserve and/or enhance heritage assets, historic environment, and their settings?

Maintain and enhance access to cultural heritage assets?

Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?

Contribute to the better management of heritage assets and contribute to conserving heritage at risk?

Improve the condition of the historic environment?



	IIA framework								Assessment			
IIA objective	Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic-	No	Indirect	Medium	Long	Localised	Permanent/Irrev	Minor Positive	This policy supports the achievement of IIA2 as it promotes the provision of	No		
	development? Support the provision of world class infrastructure and connectivity?	Yes	1		(20+yrs)		ersible		world class infrastructure through the requirement to ensure all new buildings are of a sustainable nature, and by the requirement they must obtain an			
	Support flexible working practices?	No	1						'Excellent' BREEAM certification for domestic and non-domestic			
IIA1 Economy:	Protect and retain an adequate supply of employment floor space to address business needs? Enhance the vitality and viability of town control by retaining and providing additional floor space for town control use?	No.	1						refurbishment. As such, a potential minor positive effect has been determined.			
To deliver economic growth and support the creation	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	NO NO							determined.			
of new businesses, whilst supporting the growth and	Safeguard existing town centres?	No	1									
retention of existing businesses	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	No										
	Improve existing shopping facilities within town centres and neighbourhood parades?	No	1									
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment	No	1									
	floor space?	N-	1									
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector?	Yes	Indirect	Medium	Long	Localised	Permanent/Irrev	Minor Positive	This policy supports the achievement of IIA2 as it promotes the provision of	Yes		
IIA2 Employment:	color new jobs in high value sectors, mandaing in the green sector.	1.63	- mancec	I I I I I I I I I I I I I I I I I I I	(20+yrs)	Locuisca	ersible	William Control	new low carbon infrastructure, which should in turn create a number of full			
To create greater employment opportunities and	Encourage developers to demonstrate how they are investing in skills and employing local people?	No	+						and part time jobs for the local community. As such, a potential minor positive			
higher value jobs for all ages across the whole borough		NO.							effect has been recorded.			
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population,	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA			
	including:								objective. Therefore a neutral effect is predicted.			1
	orecreation facilities?											1
	ohealth services?		1									1
IIA3 Accessibility: To improve local accessibility to healthcare, education,	Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance?	No.	1									
retail facilities, general community facilities and	Increase education facility provision for children with learning disabilities?	No	†									
recreational resources (including open spaces and	Ensure local facilities have capacity to accommodate proposed development?	No	1									
sports facilities)	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age,	No										
	sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity?											
	Avoid an adverse/ discriminatory impact on protected characteristics/equality groups?	No 	4									
	Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, elderly, families with children?	No										
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards	No	Indirect	Medium	Long	Localised	Permanent/Irrev	Minor Positive	This policy supports the achievement of IIA4 as it promotes the provision of	No		
	quality of life and community cohesion?		1		(20+yrs)		ersible		new low carbon infrastructure and well designed buildings which may have a			
	Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities?	H No							positive effect on health and wellbeing, including that of mental wellbeing. As such, a potential minor positive effect has been recorded.			
	Increase and improve opportunities for active travel including walking and cycling?	No	†						such, a potential fillior positive effect has been recorded.			
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No	1									
Enable residents to lead a healthy, good quality me			4									
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space?	No No	1									
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No	1									
	Ensure all representative groups will be consulted and engaged with?	No										
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Indirect	Medium	Long (20+yrs)	borough	Permanent/Irrev	Minor Positive	The alternative supports the delivery of housing devleopments, and may potentially support the delivery of smaller sites by placing fewer requirements	No		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes			(2U+yrs)	Wide	ersible		on them for sustaiable design. A potential minor positive effect is therefore			
IIA5 Housing: To deliver a range of housing sites and ensure	Provide affordable homes of the tenure and size to meet the identified needs?	No	1						identified.			
everyone has access to housing, which is affordable,	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those	No										
and meets the needs of all residents including the	who require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address.	No	1									
elderly, families with children and other vulnerable groups	the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children?											
	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	Yes	1									
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes		N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA	No		A potential enhancement to
	of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough?	No	1						objective. Therefore a neutral effect is predicted. However, an enhancement measure has been identified which could improve the performance of this			this policy could be the introduction of sustainable
			4						policy against IIA6.			travel within design e.g., th
IIA6 Sustainable Travel:	Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No.	1									increase in EV charging points included within new
To reduce the need to travel and promote sustainable travel habits including walking, cycling and public	manage and improve opportunities to access passive transport including where there are existing issues (such as steps)?											development, Solar PV on
transport usage.	Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	No										top of new development to regenerate renewable energy.
IIA7 Air, Light and Noise Pollution:	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from- increasing vehicular movement and commercial activities, either through their location or through causing a further-	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
To minimise air, light and noise pollution and ensure	deterioration as a result of new development?		1									
that future growth does not lead to the further deterioration of environmental conditions	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	No										
	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)?	t Yes	Direct	High	Long (20+yrs)	borough Wide	Permanent/Reve rsible	Significant negative	The alternative policy supports the achievement of the IIA8 objective through its contribution to the reduction of greenhouse gasses and energy efficiency	Yes		
	Support the shift towards usage of electric and ultralow emissions vehicles?	No	1		(20.313)		· Sidic		measures through design and retrofitting. The alternative only focusses on			
	Promote a low carbon local economy?	Yes	1						major development proposals, however, i.e. those with greater than 10 units,			1
I	Ensure new developments are energy efficient?	Yes	J	1		l			or sites less than 0.25 hectares. The proportion of development coming	l	1	I

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IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Minimise greenhouse gas emissions?	Yes							forward on small sites within the Borough is likely to be quite significant given the nature of the Borough and the London Plan targets. This would likely undermine the intent for all buildings to meet net zero, and therefore would have a lesser effect on carbon reduction than Policy CN1. It would also mean that many buildings within the suburban area would not be required to achieve net zero design, which would be a missed opportunity to minimise carbon emissions and future proof the boroughs buildings. As such, although the alternative supports the delivery of low carbon energy capacity in line with the London Plan (2021) and helps achieve the Councils Net Zero aspirations by 2030, it does not meet the requirements that all new buildings in Harrow are required to be Net Zero. As such, a potential significant negative effect has been identified.		
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity? Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure across the borough and within the wider area?	No No Yes	Direct	Medium	Long (20+yrs)	borough Wide	Permanent/Irrev ersible	Minor Positive	The policy supports the achievement of the IIA9 objective through the promotion of new buildings in larger developments designed and built in line with Net Zero carbon standards. This aligns with the requirement of green infrastructure, and therefore a potential minor positive effect has therefore been recorded.	Yes	
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.		Ne Yes Ne Ne Ne Ne Ne Ne Ne	Indirect	Medium	Long (20+yrs)	Borough Wide	Permanent/Reve rsible		The policy highlights that proposals in larger devleopments should take a proactive approach to mitigating and adapting to climate change, taking into account the long term implications for biodiversity and landscapes. As such, a minor positive effect has been recorded.	Yes	
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings and where appropriate improve the quality of the built environment		Yes No No No No No No No No No	Indirect	Medium	Long (20+yrs)	Borough Wide	Permanent/Reve rsible		The policy highlights that proposals for retrofit of existing buildings must consider impacts on the historic environment and heritage assets, therefore indirectly aiding the conservation of their settings. As such, a minor potential positive effect has been recorded.	Yes	
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Promote high quality and contextually successful design? Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact? Protect sensitive areas and protected views?	Ne Yes Ne Yes	Direct	Low	Long (20+yrs)	borough Wide	Permanent/Irrev ersible	Minor Positive	The policy supports the achievement of IIA12 through the promotion of high quality sustainable design. The policy states that high standards of sustainable design are expected of all new development, retrofit, conversion and refurbishment, and all buildings must operate to an 'Excellent' BREEAM Standard. The policy specifies that proposals must additionally consider impacts on the historic environment and amenity of the buildings users and neighbours, therefore protecting the current land and townscape character. As such, a potential minor positive effect has been recorded.	Yes	
IIA13 Soils and Water: To minimise water and soil pollution and ensure protection of natural resources including greenfield land, soil and minerals resources	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored? Avoid development of greenfield land? Promote the efficient use of minerals? Protect soil quality and avoid soil pollution? Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage-targets in new developments? Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies? Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No	
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation? Encourage the repurposing and refurbishing of buildings, instead of demolition? Ensure waste is dealt with in line with circular economy principles? Safeguard existing waste management sites?	Ne Ne Ne	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No	

Significant Negative and Uncertain Effects

1/148: The alternative policy supports the achievement of the IIA8 objective through its contribution to the reduction of greenhouse gasses and energy efficiency measures through design and retrofitting. The alternative policy supports the achievement of the Borough is likely to be quite significant given the nature of the Borough and the London Plan targets. This would likely undermine the intent for all buildings to meet net zero, and therefore would have a lesser effect on carbon reduction than Policy CN1. It would also mean that many buildings within the suburban area would not be required to achieve net zero design, which would be a missed opportunity to minimise carbon emissions and future proof the boroughs buildings. As such, although the alternative supports the delivery of low carbon energy capacity in line with the London Plan (2021) and helps achieve the Councils Net Zero aspirations by 2030, it does not meet the requirements that all new buildings in Harrow are required to be Net Zero. As such, a potential significant negative effect has been identified.

Significant Positive Effects

Potential Cumulative Effects Identified

Enhancements

IIA6:A potential enhancement to this policy could be the introduction of sustainable travel within design e.g., the increase in EV charging points included within new development, Solar PV on top of new development to regenerate renewable energy.

Policy/Alternative name	Policy CN1 Sustainable Design and Retrofitting: Alternative 2
Chapter	Chapter 08: Responding to the Climate and Nature Emergency
Policy/alternative description	Alternative 2: Approach to measuring zero carbon – Part L, Building Regulations
Assumptions Made	None.

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IIA objective	IIA framework Assessment Questions	Assessment Question Screened in?	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Assessment Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
IIA1 Economy: To deliver economic growth and support the creation of new businesses, whilst supporting the growth and retention of existing businesses	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment? Improve existing shopping facilities within town centres and neighbourhood-parades? Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No Yes No No No No No No No No No No No No No	Indirect	Medium	Long (20+yrs)	Localised	Permanent/irrev ersible	Minor Positive	This policy supports the achievement of IIA2 as it promotes the provision of world class infrastructure through the requirement to ensure all new buildings are of a sustainable nature, an by the requirement they must obtain an 'Excellent' BREEAM certification for domestic and non-domestic refurbishment. As such, a potential minor positive effect has been determined.	No		
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area? Create new jobs in high value sectors, including in the green sector? Encourage developers to demonstrate how they are investing in skills and employing local people?	Yes No	Indirect	Medium	Long (20+yrs)	Localised	Permanent/Irrev ersible	Minor Positive	This policy supports the achievement of IIA2 as it promotes the provision of new low carbon infrastructure, which should in turn create a number of full and part time jobs for the local community. As such, a potential minor positive effect has been recorded.	Yes		
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: oeducation facilities? ohealth services? Increase the delivery of new or enhanced community and health facilities? Help ensure all children have access to a local school within reasonable walking distance? Increase education facility provision for children with learning disabilities? Ensure local facilities have expectly to accommodate proposed development? Ensure local facilities have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity? Avoid an adverse/ discriminatory impact on protected characteristics/equality groups? Ensure development is built to accessible and inclusive design standards to address the needs of a range of users, including those who are disabled, eldetry, families with children?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards- quality of life and community cohesion? Ensure everyone has access to places to mix and meet such as community facilities (e.g.: community halls and places of worship) and recreation facilities? Increase and improve opportunities for active travel including walking and cycling? Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities? Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing Increase provision of private amenity space? Encourage the protection of allotments and encourage the delivery of new spaces to grow food? Ensure all representative groups will be consulted and engaged with?		Indirect	Medium	Long (20+yrs)	Localised	Permanent/Irrev ersible	Minor Positive	This policy supports the achievement of IIA4 as it promotes the provision of new low carbon infrastructure and well designed buildings which may have a positive effect on health and wellbeing, including that of mental wellbeing. As such, a potential minor positive effect has been recorded.	No		
IIAS Housing: To deliver a range of housing sites and ensure everyone has access to housing, which is affordable, and meets the needs of all residents including the elderly, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets? Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)? Provide affordable homes of the tenure and size to meet the identified needs? Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support or care)? Increase the delivery of homes built to accessible and adaptable standards (e.g. Part M of building regulations 2010) to address the needs of a range of users/occupants; such as those with disabilities, wheel chair users and families with children? Provide a range of different sized housing sites in order to maintain a stable supply and five year land supply of deliverable sites?	No No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport? Encourage intensification in existing residential areas in the most accessible locations within the borough? Improve existing cycling and walking network and provide new routes? Increase and improve opportunities to access public transport including where there are existing issues (such as steps)? Reduce congestion on the strategic and local road network though the delivery of new or enhanced transport and communications infrastructure?	No No No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted. However, an enhancement measure has been identified which could improve the performance of this policy against IIA6.	No		A potential enhancement to th policy could be the introductio of sustainable travel within design e.g., the increase in EV charging points included within new development, Solar PV on top of new development to regenerate renewable energy.
IIA7 Air, Light and Noise Pollution: To minimise air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions	Ensure new and existing communities are not adversely affected by poor air quality and noise pollution including from increasing- vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development? Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?		N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Support the delivery of renewable and low carbon energy capacity (including small scale, community energy projects and district heat networks) in line with the London Plan (2021)? Support the Shift towards usage of electric and ultralow emissions vehicles? Promote a low carbon local economy? Ensure new developments are energy efficient? Minimise greenhouse gas emissions?	Yes Ne Yes Yes Yes Yes	Direct	High	Long (20+yrs)	borough Wide	Permanent/Reve rsible	Minor Positive	The policy supports the achievement of the IIA8 objective through its contribution to the reductio of greenhouse gasses and energy efficiency measures through design and retrofitting. This will support the delivery of low carbon energy capacity in line with the London Plan (2021), and help achieve the Councils Net Zero aspirations by 2030, however, this alternative option utilises the definition and measure of "Net Zero/Carbon" from Part L of Buildings Regulations, which only considers "regulated" carbon emissions as opposed to all energy uses. This could lead to missed emissions that are being released through items such as equipment and appliances. This alternative also sets targets via a percentage carbon reduction, as opposed to absolute targets in Policy CN1, which are considered more robust, verifiable, and comparable. The policy suggests the percentage reduction targets relative to the Building Regulations part L baseline is less tangible and harder to verify once a building is complete and in usage, which will make it harder to achieve IIA8. As such, the effect of the alternative has been determined as a potential minor positive effect.	at .		
IIA9 Adaptation to Climate Change:	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage? Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No No	Direct	Medium	Long (20+yrs)	borough Wide	Permanent/Irrev ersible	Minor Positive	The policy supports the achievement of the IIA9 objective through the promotion of new building designed and built in line with Net Zero carbon standards. This aligns with the requirement of green infrastructure, and therefore a potential minor positive effect has therefore been recorded.			

Adapt to the effects of climate change including flood												
risk, extreme weather and reduced water availability		Yes										
risk, extreme weather and reduced water availability	Encourage the development of new green infrastructure which creates a connected network of green and blue infrastructure											
	across the borough and within the wider area?											
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Avoid adverse effects on European designated habitats sites?	No	Indirect	Medium	Long	Borough	Permanent/Reve	Minor Positive	The policy highlights that plans should take a proactive approach to mitigating and adapting to	Yes		
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes			(20+yrs) V	Wide rs	rsible		climate change, taking into account the long term implications for biodiversity and landscapes. As such, a minor positive effect has been recorded.			
	Conserve, enhance and repair natural and semi natural habitats?	No										
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No										
	Achieve biodiversity net gain (BNG) in new developments?	No										
	Provide new or improved access to greenspaces?	No					/					
access to, green spaces and functional nabitats.	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the	No										
	borough)?											
	Protect sites of geological importance?	No				1 '	1					
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Indirect	Medium	Long	Borough	Permanent/Reve	Minor Positive	The policy highlights that proposals for retrofit of existing buildings must consider impacts on the	Yes		
IIA11 Historic Environment:	Maintain and enhance access to cultural heritage assets?	No			(20+yrs)	rs) Wide	rsible		historic environment and heritage assets, therefore indirectly aiding the conservation of their settings. As such, a minor potential positive effect has been recorded.			
To conserve and enhance the historic environment,	Ensure that new development uses existing historic character and heritage significance to guide new development and respond-	No										
heritage assets (including known and unknown	appropriately to local character, townscape and context?											
archaeological sites) and their settings and where	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No										
appropriate improve the quality of the built	Improve the condition of the historic environment?	No										
environment	Encourage heritage-led regeneration?	No										
	Help provide solutions to those assets on the Heritage at Risk register?	No										
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	No	Direct	Low	Long (20+yrs)	borough Wide	Permanent/Irrev ersible		The policy supports the achievement of IIA12 through the promotion of high quality sustainable	Yes		
IIA12 Landscape and Townscape:	Promote high quality and contextually successful design?	Yes							design. The policy states that high standards of sustainable design are expected of all new			
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No							development, retrofit, conversion and refurbishment, and all buildings must operate to an			
	Protect sensitive areas and protected views?	Yes							'Excellent' BREEAM Standard. The policy specifies that proposals must additionally consider			
To conserve and enhance the borough's landscape and		No							impacts on the historic environment and amenity of the buildings users and neighbours, therefore			
townscape character									protecting the current land and townscape character. As such, a potential minor positive effect has			
	Safeguard landscape and townscape features such as trees?								been recorded.			
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	No	N/A	N/A	N/A	N/A	N/A		The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
	seek to improve or remediate contaminated iand or reuse previously developed iand which has not been restored:											
	Avoid development of greenfield land?	No										
IIA13 Soils and Water:	Promote the efficient use of minerals?	No										
To minimise water and soil pollution and ensure	Protect soil quality and avoid soil pollution?	No										
protection of natural resources including greenfield	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets	No										
land, soil and minerals resources	in new developments?											
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of	No										
	groundwater and water bodies?											
		No										
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?											
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	N/A	N/A	N/A	N/A	N/A	Neutral	The policy neither supports nor detracts from the achievement of the IIA objective. Therefore a neutral effect is predicted.	No		
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No										
	Ensure waste is dealt with in line with circular economy principles?	No			1 '							
	Safeguard existing waste management sites?	No										
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