



London Borough of Harrow Council
Appendix F: Assessment of Pre-Submission Local Plan Sites

Prepared by:
SLR Consulting Ltd

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

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

Site Name	
Site Address	
Town/Locality	
Est Housing Yield/Employment Space	
Site Area (ha)	
Site Description	
Greenfield/Brownfield	
Assumptions Made	

SA Framework		GIS Inputs			SA Policy Assessment										
SA objective	SA sub-objective	GIS data available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancements
SA objectives will be listed here	SA sub-objectives will be listed here.	This indicates whether the site could be spatially assessed, and if so, what the RAG rating on the site was for each SA objective				This indicates if assessors were able to consider the assessment question as part of their assessment.	Details on the nature of any potential effects will be listed here. For further details and definitions of each category, please see the 'Significance Scores' tab. For cases where a neutral effect has been identified, N/A will be present across columns H-L.					A significance score will be selected here, which corresponds with the definitions detailed in the 'Significance Scores' tab.	The potential effect identified in columns H-L 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.	Yes or No will be inserted here. If yes, see summary box at the bottom of the matrices for further details of the potential cumulative effect.	Any mitigation required for potential negative or uncertain effects will be detailed here. If the sole method of preventing a potential adverse effect is to not develop a site, "No mitigation identified." will be written here.

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).
Spatial extent	How far the effect is predicted to be spread geographically: Low (L) = A specific area within SDDC Medium (M) = Across the entire SDDC, possibly reaching to neighbouring boroughs High (H) = Beyond the SDDC, with national or international ramifications
Magnitude	An assessment of the proportion of the receptor affected by the identified effect. Low (L) = 20-40% of receptor or capacity affected Medium (M) = 40-80% of receptor affected High (H) = 80+% of the receptor affected
Duration	An assessment of the time period the predicted effects are likely to last. This could be: 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 predicted 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 SA 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.

Site Name	IIA1	IIA2	IIA3	IIA4	IIA5	IIA6	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
Queens House Carpark	++	++	++	+	++	++	0	++	+	+	+	0	+	0
Harrow on the Hill College Road	++	++	++	+	++	++	0	++	+	+	-	0	+	0
Havelock Place	?	?	++	+	++	++	0	+	+	0	-	0	+	0
Station Road East	++	++	++	+	++	++	0	++	+	0	-	0	+	0
Greenhill Way	++	++	++	++	++	++	0	++	+	+	-	0	0	0
Tesco Station Road	++	++	+	+	++	+	0	++	+	0	-	0	0	0
Former Royal Mail Office	+	+	+	+	+	+	0	+	+	+	+	+	0	0
Poets Corner	?	?	+	+	++	+	0	+	+	+	+	0	0	0
Wealdstone Parole Office	?	?	+	+	+	+	0	+	+	+	-	0	0	0
Carpark Ellen Webb Drive	++	++	++	+	++	++	0	+	+	+	+	0	0	0
Peel Road	+	+	++	+	++	++	0	++	+	+	-	0	0	0
Travis Perkins Wealdstone	?	?	++	+	+	++	0	+	-	+	+	+	0	0
Byron Quarter	++	++	+	++	++	+	0	++	+	0	+	0	-	0
Iceland Wealdstone	+	+	+	+	+	+	0	+	+	+	-	0	0	0
Kodak	++	++	+	+	++	+	0	-	+	0	-	0	0	0
Former Kodak Offices	++	++	+	+	++	+	0	-	+	0	+	0	0	0
RNOH	++	++	--	+	++	--	0	-	+	0	-	--	--	0
Watling Farm	0	-	--	-	++	--	0	-	+	0	+	--	--	0
Waitrose South Harrow	++	++	+	+	++	+	0	++	+	+	+	+	0	0
Roxeth Library Clinic	+	+	++	+	+	++	0	+	+	+	+	+	+	0
Northolt Rd Nursery	+	+	++	+	+	++	0	+	+	+	-	+	+	0
Grange Farm	+	+	+	+	++	+	0	+	+	0	-	+	-	0
Harrow School Estate	+	0	0	+	0	+	0	+	+	0	-	--	+	0
Brethrens Meeting Hall	0	0	0	+	0	0	0	-	+	0	+	+	+	0
Rayners Lane Station Carpark	+	+	+	+	+	+	0	++	+	0	-	+	0	0
Harrow West Conservative	?	?	+	+	+	+	0	-	+	+	+	+	0	0
Pinner Telephone Exchange	0	0	+	+	+	-	0	-	-	0	+	+	0	0
Harrow View Telephone Exchange	+	+	+	+	+	--	0	+	+	+	+	0	+	0
North Harrow Methodist Church	?	?	+	+	+	+	0	-	+	0	+	+	0	0
Hatch End Telephone Exchange	?	?	+	+	+	+	0	+	+	+	+	+	0	0
Harrow Arts Centre	+	0	0	+	0	+	0	+	+	0	-	+	-	0
Vernon Lodge	0	0	0	0	+	-	0	-	+	0	+	0	+	0
Belmont Clinic	+	+	0	+	?	-	0	-	+	0	+	0	-	0
Travellers Rest Kenton Road	++	+	++	+	++	++	0	+	+	+	+	0	0	0
Kenton Rd Telephone Exchange	+	+	+	+	+	+	0	-	-	+	+	0	0	0
Wolstenholme	0	0	0	+	+	-	0	-	+	0	-	0	-	0
Marsh Lane Gas Holders	-	+	+	+	+	+	0	-	+	0	+	0	-	0
Canons Park Station Carpark	-	+	+	+	+	+	0	-	+	0	-	+	0	0
Anmer Lodge	++	+	+	+	++	+	0	+	+	0	+	0	-	0
Stanmore Station Carpark	+	-	+	+	++	+	0	+	+	0	-	+	+	0

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

Site Name	Queens House Carpark
Site Address	Queen's House Carpark
Town/Locality	Harrow and Wealdstone
Est Housing Yield/Employment Space	129 C3 Units
Site Area (ha)	0.32
Site Description	Reprovided carpark spaces Residential – 129 C3 Units Town Centre Uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None.

IIA objective	IIA framework										Assessment											
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	No		0	1	2						Significant Positive	The site makes provision for town centre uses. The site is also located within Harrow Metropolitan Centre. The development of this site is subsequently likely to provide some benefits to the local economy - including within the Harrow and Wealdstone Opportunity Area. Therefore, a potential significant positive effect is identified.	Yes								
	Support the provision of world class infrastructure and connectivity?	No																				
	Support flexible working practices?	No																				
	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		Yes				Direct	Low	Medium/Long	Localised											
	Safeguard existing town centres?	Yes																				
	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?	Yes																				
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?	Yes		0	1	1						Significant Positive	The site is located 500m from an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for town centre uses, which is likely to generate some employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential significant positive effect is identified.	Yes								
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No		Yes				Direct	Low	Medium(10yrs)	Localised											
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: education facilities? recreation facilities? health services?	Yes		0	1	5						Significant Positive	In terms of accessibility, the site is located within walking distance of a primary school (300m), a secondary school (500m) and a GP surgery (400m), suggesting good accessibility to some local facilities and services. The site is also located 400m from formal recreation and 100m from informal recreation. The site is classed as having a PTAL score of 6, suggesting no issues with accessibility to public transport. Therefore, a potential significant positive effect is identified.	Yes								
	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?	Yes																				
	Increase education facility provision for children with learning disabilities?	No		Yes				Direct	Low	Medium/Long	Localised											
	Ensure local facilities have capacity to accommodate proposed development?	No																				
	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																				
	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?	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?	No			0	1	3											Minor Positive	The site is located within walking distance of a community centre (300m), formal recreation (600m), and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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																				
Increase and improve opportunities for active travel including walking and cycling?	Yes																					
Increase and improve provision of informal and formal recreation (e.g. swimming pool, sports centre) facilities?	No		Yes				Direct	Low	Medium/Long	Localised												
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?	No																					
Increase the number of additional homes delivered to meet local needs/targets?	Yes			0	0	2						Significant Positive	The site makes provision for 129 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes								
Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No																					
Provide affordable homes of the tenure and size to meet the identified needs?	Yes																					
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																					
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		Yes				Direct	Low	Long(20+yrs)	Localised												
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: To reduce the need to travel and promote sustainable travel 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?	Yes		0	1	6											Significant Positive	In terms of sustainable transport, the site is located within 300m walking distance from Harrow on the Hill tube station and less than 100m to an existing bus stop/station. The site is classed as having a PTAL score of 6, suggesting no issues with accessibility to public transport. The site is also located within walking distance from a primary school (300m), secondary school (500m), GP surgery (400m) and employment site (500m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	No			
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes																				
	Improve existing cycling and walking network and provide new routes?	Yes																				
	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 through the delivery of new or enhanced transport and communications infrastructure?	No		Yes				Direct	Low	Medium/Long	Localised											
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?	Yes			1	0	3					Neutral	The site is located within an AQFA, and is affected by existing light pollution and noise pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Additionally, the site is located within the Harrow and Wealdstone Opportunity Area, which may lead to additional pollution having a negligible effect. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.						
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes		Yes				N/A	N/A	N/A	N/A											
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)?	No		0	0	1						Significant Positive	An existing EV charger is within 100m of the site (within a positive distance according to the criteria). Additionally, as the site will provide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CH2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	Yes								
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes																				
	Promote a low carbon local economy?	No																				
	Ensure new developments are energy efficient?	No																				
	Minimise greenhouse gas emissions?	Yes		Yes				Direct	Low	Medium/Long	District-wide											
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?	Yes		0	0	2						Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No								
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No		Yes				Direct	Low	Medium/Long	Localised											
	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																				
IIA10 Biodiversity: To safeguard and enhance biodiversity and good diversity and improve connectivity between, and access to, green spaces and functional habitats.	Avoid adverse effects on European designated habitats sites?	Yes		0	0	5						Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.						
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes																				
	Conserve, enhance and repair natural and semi natural habitats?	Yes																				
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes		Yes				Direct	Low	Medium/Long	Localised											
	Achieve biodiversity net gain (BNG) in new developments?	No																				
	Provide new or improved access to greenspaces?	No																				
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No										Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No								
	Protect sites of geological importance?	Yes																				
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes			0	0	0											Significant Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No		
	Maintain and enhance access to cultural heritage assets?	Yes																				
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No		Yes				Direct	Low	Medium/Long	Localised											
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																				
	Improve the condition of the historic environment?	No																				
	Encourage heritage-led regeneration?	No																				
Help generate planning to improve access to the heritage at risk register?	No																					
Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes																					
IIA12 Landscape and Townscape: To respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Promote high quality and contextually sensitive design?	No			1	0	3					Significant Positive	The site does not lie within areas of Green Belt or MGL, or within an area of special character. The site does fall within the protected views and restricted views setting corridor, however however Local Plan Policy GRS View Management will safeguard protected views in line with Policy HC4 of the London Plan (2021). Additionally, Local	Yes		Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape						
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes																				
	Protect sensitive areas and protected views?	Yes																				

To conserve and enhance the borough's landscape and townscape character	Safeguard landscape and townscape features such as trees?	No	Yes	0	0	0	N/A	N/A	N/A	N/A	N/A	Neutral	Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No		of which it is built in.
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?	Yes		0	0	0										
	Avoid development of greenfield land?	Yes		0	0	0										
	Promote the efficient use of minerals?	No														
	Protect soil quality and avoid soil pollution?	No														
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No	Yes				Direct	Low	Long(20+yrs)	Localised	Permanent/irreversible	Minor Positive	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The site does not lie near to a water body, so water pollution as a result of construction would be limited. Therefore, a potential minor positive effect is identified.	No		
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes														
	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		0	0	0										
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No														
	Ensure waste is dealt with in line with circular economy principles?	No														
IIA14 Waste: To minimise waste.	Safeguard existing waste management sites?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No		Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well requires developments to apply circular economy principles in order to improve resource efficiency.

Site Name	Harrow on the Hill
Site Address	Harrow on the Hill
Town/Locality	Harrow and Wealdstone
Est Housing Yield/Employment Space	363 C3 Units
Site Area (ha)	1.1
Site Description	Enhanced public transport hub and car parking Residential- 363 C3 Units Town centre uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework		Assessment													
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	1	2							The site makes provision for retail/town centre uses. The site is also located within Harrow metropolitan centre. The development of this site is subsequently likely to provide some benefits to the local economy- including within the Harrow and Wealdstone Opportunity Area- and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	Yes		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No											The site is located 500m from an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for town centre uses, which is likely to generate some employment opportunities. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential significant positive effect is identified.	Yes		
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes		0	1	1							In terms of accessibility, the site is located within walking distance of a primary school (300m), a secondary school (1000m) and a GP surgery (600m), suggesting good accessibility to some local facilities and services. The site is also located 400m from formal recreation and 100m from informal recreation. The site is classed as having a PTAL score of 6, suggesting no issues with accessibility to public transport. The site also makes provision for some town centre uses. Therefore, a potential significant positive effect is identified.	Yes		
	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: oeducation facilities? oeducation facilities? ohealth services?	Yes														
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse/discriminatory impact on protected characteristics/equality groups?	No											The site is located within walking distance of a community centre (300m), formal recreation (400m), and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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 life and community cohesion?	No														
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes														
	Increase provision of private amenity spaces?	No														
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, families with children and other vulnerable groups	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No											The site makes provision for 363 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes		
	Ensure all representative groups will be consulted and engaged with?	No														
	Increase the number of additional homes delivered to meet local needs/targets?	Yes														
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	Increase the delivery number of and range of suitable accommodation to address the needs of older people (including those who require support care)?	No														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits 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?	No											In terms of sustainable transport, the site is located within 100m walking distance from Harrow on the Hill tube station and less than 100m to an existing bus stop/station. Redevelopment will provide improvements to these public transport stations. The site is classed as having a PTAL score of 6, suggesting no issues with accessibility to public transport. The site is also located within walking distance from a primary school (300m), secondary school (1000m), GP surgery (600m) and employment site (400m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	No		
	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 of transport?	Yes														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	No														
	Minimise greenhouse gas emissions?	Yes														
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?	Yes		2	0	2							The site is located within an AQMA, and is affected by existing light pollution and noise pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Additionally, the site is located within the Harrow and Wealdstone Opportunity Area, which may lead to additional pollution having a negligible effect. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	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											An existing EV charger is within 200m of the site (within a positive distance according to the criteria). Additionally, as the site will provide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential significant positive effect is identified.	Yes		
	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														
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
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											The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No		
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes														
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes		0	0	3							There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No														
IIA11 Historic Environment: To conserve and enhance the historic environment,	Protect sites of geological importance?	Yes											The site does not lie within an archaeological priority area or historic park/garden, or in proximity to an ancient monument, nationally listed building or a locally listed building. The site is adjacent to a conservation area however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings. Therefore, a	No		Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes														
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and responds appropriately to local character, townscape and context?	No														
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No														

heritage assets (including known and unknown archaeological sites) and their settings	Improve the condition of the historic environment?	No	Yes			Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative	minor negative effect is identified.	No		
	Encourage heritage-led regeneration?	No													
	Help provide solutions to those assets on the Heritage at Risk register?	No													
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes		1	0	3	N/A	N/A	N/A	N/A	Neutral	The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views and restricted views setting corridor, however Local Plan Policy GR5 View Management will safeguard protected views in line with Policy HC4 of the London Plan (2021). Additionally, Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No	Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in.	
	Promote high quality and contextually successful design?	No													
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes													
	Protect sensitive areas and protected views?	Yes													
	Safeguard landscape and townscape features such as trees?	No													
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?	Yes		0	0	5	Direct	Low	Long(20+yrs)	Localised	Permanent/irreversible	Minor Positive	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The site does not lie near to a water body, so water pollution as a result of construction would be limited. Therefore, a potential minor positive effect is identified.	No	
	Avoid development of greenfield land?	Yes													
	Promote the efficient use of minerals?	No													
	Protect soil quality and avoid soil pollution?	No													
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No													
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes													
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted need?	No													
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No		0	0	1	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.	
	Encourage the repurposing and refurbishing of buildings instead of demolition?	No													
	Ensure waste is dealt with in line with circular economy principles?	No													
		Yes													
	Safeguard existing waste management sites?		Yes				N/A	N/A	N/A	N/A	Neutral		No		

Site Name	College Road
Site Address	15-19 College Road
Town/Locality	Harrow Town Centre
Est Housing Yield/Employment Space	86 C3 Units
Site Area (ha)	0.38
Site Description	Residential- 86 C3 Units Town centre uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA framework				Assessment												
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	0	1	2	N/A	N/A	N/A	N/A	N/A	Uncertain	This mixed-use site makes provision for town centre uses within Harrow Town Centre, which forms part of the Harrow and Wealdstone Opportunity Area. The development of this site is subsequently likely to provide benefits to the local economy - including within the Opportunity Area- and provide some employment opportunities. However, it is unclear whether retail floorspace / employment opportunities will be increased through the redevelopment of the site, or if the development of the site will lead to the loss of any employment space and opportunities, particularly those relating to office space. Therefore, an uncertain effect has been recorded.	Yes	Further details of the site redevelopment could mitigate the uncertain effect identified.	
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes														
	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes														
	Safeguard existing town centres?	Yes														
	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?	Yes														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	Yes	Yes	0	2	0	N/A	N/A	N/A	N/A	N/A	Uncertain	The site is located within 800m of an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for town centre uses which is likely to generate some employment opportunities. However, it is unclear whether retail floorspace / employment opportunities will be increased through the redevelopment of the site, or if the development of the site will lead to the loss of any employment space and opportunities, particularly those relating to office space. Therefore, an uncertain effect has been recorded.	Yes	Further details of the site redevelopment could mitigate the uncertain effect identified.	
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes	Yes	0	1	5	Direct	Medium	Medium(10yrs)	Localised	Permanent/Reversible	Significant Positive	In terms of accessibility, the site is located within walking distance of a primary school (700m), secondary school (400m) and GP practice (900m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (200m) and informal recreation (300m). The site is classed as having a PTAL score of 6, suggesting no accessibility issues to public transport. Therefore, a potential significant positive effect is identified.	Yes		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: education facilities? recreation facilities? health services?	Yes														
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	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?	No	Yes	0	0	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Uncertain	The site is located within walking distance of formal and informal recreation. The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. It is noted that the site currently includes a church, which would be lost through the development of the site. It is unclear if this could be proven as a facility no longer needed, in accordance with Local Plan Policy C1: Social Infrastructure, or if this would need to be provided elsewhere - particularly given the number of other sites proposed for development within Harrow Town Centre which could include residential development. Therefore, an uncertain effect has been recorded.	Yes	Further details of the site redevelopment could mitigate the uncertain effect identified. The Local Plan should consider retaining the church unless it is demonstrated that there is no need for it.	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	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?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	0	1	1	Direct	Medium	Medium/Long	District-wide	Permanent/Reversible	Minor Positive	The site is expected to provide 86 new dwellings. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect has been recorded.	Yes		Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.
	Increase the delivery of the right size of housing to address local needs, particularly family-sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	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	0	1	6	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive	In terms of sustainable transport, the site is located within walking distance to Harrow on the Hill rail/tube station and an existing bus stop/station. The site has a PTAL score of 6, suggesting good accessibility to public transport. The site is located within walking distance from a primary school, secondary school, and multiple areas of employment. It is noted that a GP surgery lies just beyond reasonable walking distance (800m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	No		
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes	Yes	0	0	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution however. Additional air, noise and light pollution may be generated through construction, although this effect is likely to be temporary. The site is located within the Harrow and Wealdstone Opportunity Area however, which may lead to additional pollution having a negligible effect. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should also help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No	Yes	0	0	1	Indirect	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	An existing, publicly available EV charger is within 200m of the site (within a positive distance according to the criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect has been recorded.	No		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	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	Yes	0	0	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No		
	Ensure new development is designed to withstand future climate change e.g.: overheating and increased storm severity?	No														
	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														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes	Yes	0	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	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?	Yes														
IIA11 Cultural Heritage: To conserve and enhance heritage assets, historic environment, and their settings?	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	0	0	6	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within or in close proximity to a conservation area, archaeological priority area or historic park/garden, nor in proximity to an ancient	No	Local Plan Policy HE1 Historic Environment will	
	Maintain and enhance access to cultural heritage assets?	Yes														

IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes			Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative	monument or nationally listed building. The site is within 50m of a locally listed building however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings. Therefore, a minor negative effect is identified.	Yes	not support proposals that will cause harm to heritage assets.
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No												
	Improve the condition of the historic environment?	No												
	Encourage heritage-led regeneration?	No												
	Help provide solutions to those assets on the Heritage at Risk register?	No												
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	Neutral	The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views setting corridor, however as the site is already developed, it is not expected that the townscape would be significantly altered. Additionally, Local Plan Policies GR1: Achieving a High Standard of Development Design and Layout Considerations, GR4: Building Heights and GR5: View Management require all development proposals to respect the character and landscape and protected views, with tall buildings permitted within the Harrow and Wealdstone Opportunity Area. Therefore, a neutral effect is identified.	No	Local Plan Policies GR1: Achieving a High Standard of Development Design and Layout Considerations, GR4: Building Heights and GR5: View Management require all development proposals to respect the character and landscape and protected views, with tall buildings permitted within the Harrow and Wealdstone Opportunity Area.
	Promote high quality and contextually successful design?	No												
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes												
	Protect sensitive areas and protected views?	Yes												
	Safeguard landscape and townscape features such as trees?	No												
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?	Yes	Yes	0	0	5	Direct	Low	Long(20+yrs)	Localised	Permanent/irreversible	Minor Positive	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The site does not lie near to a water body, so water pollution as a result of construction would be limited. Therefore, a potential minor positive effect is identified.	No
	Avoid development of greenfield land?	Yes												
	Promote the efficient use of minerals?	No												
	Protect soil quality and avoid soil pollution?	No												
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No												
IIA14 Waste: To minimise waste.	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes	Yes	0	0	1	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well requires developments to apply circular economy principles in order to improve resource efficiency.
	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												
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No												
	Ensure waste is dealt with in line with circular economy principles?	Yes												
Safeguard existing waste management sites?	Yes													

Site Name	Havelock Place
Site Address	Havelock Place
Town/Locality	Harrow Town Centre
Est Housing Yield/Employment Space	294 C3 units
Site Area (ha)	0.95
Site Description	Residential- 294 C3 Units Town centre uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	IIA framework			Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	Assessment														
				R	A	G							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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	0	1	2	N/A	N/A	N/A	N/A	N/A	Uncertain	This mixed-use site makes provision for town centre uses within Harrow Town Centre, which forms part of the Harrow and Wealdstone Opportunity Area. The development of this large site is subsequently likely to provide benefits to the local economy - including within the Opportunity Area- and provide some employment opportunities. However, it is unclear whether retail floorspace / employment opportunities will be increased through the redevelopment of the site, or if the development of the site will lead to the loss of any employment space, particularly office space. Therefore, an uncertain effect has been recorded.	Yes	Further details of the site redevelopment could mitigate the uncertain effect identified.												
	Support the provision of world class infrastructure and connectivity?	No																									
	Support flexible working practices?	No																									
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes																									
	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes																									
	Safeguard existing town centres?	Yes																									
	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?	Yes																									
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?	Yes	0	2	0	N/A	N/A	N/A	N/A	N/A	N/A	Uncertain	The site is located within 800m of an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for town centre uses which is likely to generate some employment opportunities. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. However, it is unclear whether retail floorspace / employment opportunities will be increased through the redevelopment of the site, or if the development of the site will lead to the loss of any employment space, particularly office space. Therefore, an uncertain effect has been recorded.	Yes	Further details of the site redevelopment could mitigate the uncertain effect identified.												
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No																									
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: education facilities? recreation facilities? health services?	Yes	Yes	0	1	5	Direct	Medium	Medium(10yrs)	Localised	Permanent/Reversible	Significant Positive	The site has good access to town centre uses and public transport, and is within reasonable walking distance of primary and secondary schools. There is also good access to formal and informal leisure facilities, although it is noted that there is limited access to a GP surgery on foot. The site has a PTAL score of 6, suggesting good accessibility to public transport. Therefore, an overall significant positive effect has been recorded.	Yes		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.											
	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?	Yes																									
	Increase education facility provision for children with learning disabilities?	No																									
	Ensure local facilities have capacity to accommodate proposed development?	No																									
	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																									
	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?	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?		No	0	0											4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located within walking distance of a place of worship and both informal and formal recreation. The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
		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																							
Increase and improve opportunities for active travel including walking and cycling?		Yes																									
Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?		No																									
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?		No																									
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	0	0	2	Direct	High	Medium/Long	District-wide	Permanent/Reversible	Significant Positive	The site is expected to provide 294 new dwellings. In line with Policy HD4, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect has been recorded.	Yes													
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No																									
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes																									
	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																									
	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																									
	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: 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?	Yes	Yes	0	1	6	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive	In terms of sustainable transport, the site is located within walking distance to Harrow on the Hill rail/tube station and an existing bus stop/station. The site has a PTAL score of 6, suggesting good accessibility to public transport. The site is located within walking distance from a primary school, secondary school, and multiple areas of employment. It is noted that a GP surgery lies just beyond reasonable walking distance (800m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	No													
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes																									
	Improve existing cycling and walking network and provide new routes?	Yes																									
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?		Yes	Yes	0											0	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution however. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No	
Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?		Yes																									
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)?	No	Yes	0	0	1	Indirect	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	An existing, publicly available EV charger is within 200m of the site (within a positive distance according to the criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect has been recorded.	No		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.											
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes																									
	Promote a low carbon local economy?	No																									
	Ensure new developments are energy efficient?	No																									
	Minimise greenhouse gas emissions?	Yes																									
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?	Yes	Yes	0	0	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No													
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No																									
	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																									
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	Avoid adverse effects on European designated habitats sites?	Yes	Yes	0	1	4	N/A	N/A	N/A	N/A	N/A	Neutral	There are no designated nature conservation or geological sites within the site; the site does lie within 200m of a SINCP however. Policy G3 Biodiversity could also help to ensure local biodiversity is considered and enhanced where possible, as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G3: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.											
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes																									
	Conserve, enhance and repair natural and semi natural habitats?	Yes																									
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes																									
	Achieve biodiversity net gain (BNG) in new developments?	No																									
	Provide new or improved access to greenspaces?	No																									
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No																									

access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes																
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	1	0	5													
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No																
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
	Improve the condition of the historic environment?	No																
	Encourage heritage-led regeneration?	No																
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Help provide solutions to these assets on the Heritage at Risk register?	No																
	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	1	0	3													
	Promote high quality and contextually successful design?	No																
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes																
	Protect sensitive areas and protected views?	Yes																
	Safeguard landscape and townscape features such as trees?	No																
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?	Yes	0	0	5													
	Avoid development of greenfield land?	Yes																
	Dispute the efficient use of minerals?	No																
	Protect soil quality and avoid soil pollution?	No																
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	Yes																
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																
IIA14 Waste: To minimise waste.	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																
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																
	Ensure waste is dealt with in line with circular economy principles?	No																
	Yes	0	0	1														
	Safeguard existing waste management sites?	Yes																

Site Name	Station Road East
Site Address	Station Road East, Harrow
Town/Localities	Harrow and Wealdstone
Est Housing Yield/Employment Space	171 C3 Units
Site Area (ha)	0.88
Site Description	Retail and other town centre uses Residential- 171 C3 Units Surface level carparking
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework			Assessment												
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	1	2							The site makes provision for retail and town centre uses. The site is also located within Harrow Metropolitan Centre. The development of this site is subsequently likely to provide some benefits to the local economy- including within the Harrow and Wealdstone Opportunity Area- and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	Yes		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes		Yes			Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive				
	Safeguard existing town centres?	Yes														
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Improve existing shopping facilities within town centres and neighbourhood parades?	No											The site is located within 800m from an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for retail and town centre uses which is likely to generate some employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. The site also makes provision for retail and town centre uses. Therefore, a potential significant positive effect is identified.	Yes		
	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?	No														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	No		0	0	2							In terms of accessibility, the site is located within walking distance of a primary school (700m), secondary school (400m) and GP practice (800m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (200m) and informal recreation (300m). The site is classed as having a PTAL score of 6, suggesting no accessibility issues to public transport. The site also makes provision for some retail and town centre uses. Therefore, a potential significant positive effect is identified.	No		
	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: oeducation facilities? oeducation facilities? ohealth services?	Yes			0	0	6									
	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?	Yes		Yes			Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive				
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	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											The site is located within walking distance of a community centre (200m), formal recreation (200m) and informal recreation (300m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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?	No			0	0	4									
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	No														
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g. swimming pool, sports centre) facilities?	No		Yes			Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive				
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, families with children and other vulnerable groups	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes											The site makes provision for around 171 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	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?	No														
	Increase the number of additional homes delivered to meet local needs/targets?	Yes			0	0	2									
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	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											In terms of sustainable transport, the site is located within 300m walking distance from Harrow on the Hill tube station and around 100m to an existing bus stop/station. The site is classed as having a PTAL score of 6, suggesting no accessibility issues to public transport. The site is also in walking distance of a primary school (700m), secondary school (400m), GP practice (800m) and employment site (800m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	Yes		
	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														
	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 of transport?	Yes			0	0	7									
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No		Yes			Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive				
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 through the delivery of new or enhanced transport and communications infrastructure?	No											The site is not located within an AQFA and is not affected by existing noise pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	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			0	0	4									
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes		Yes			N/A	N/A	N/A	N/A	N/A	Neutral				
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)?	No			0	1	0						An existing EV charger is within 600m of the site (within an acceptable distance according to criteria). Additionally, as the site will provide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential significant positive effect is identified.	No		Local Plan Policy CN2: Energy Infrastructure provides enhancement as electric vehicle charging must be provided on site, if car parking is proposed.
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes		Yes			Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive				
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?	Yes			0	0	2						The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No		
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes											There are no designated nature conservation or geological sites within the site; a TPO lies within 10m of the site however. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, as well as provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Avoid adverse effects on European designated habitats sites?	Yes			0	1	4									
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to green spaces?	No		Yes			N/A	N/A	N/A	N/A	N/A	Neutral				
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared green spaces within the borough)?	No											The site does not lie within an archaeological priority area, or in proximity to an ancient monument, nationally listed building, conservation area or a historic park/garden. The site is within 50m of a number of locally listed buildings however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings, however an effect may not be able to be completely avoided. Therefore, a minor negative effect is identified.	Yes	Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.	
	Protect sites of geological importance?	Yes														
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes			0	1	5									
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No		Yes			Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative				

Help provide solutions to those assets on the Heritage at Risk register?		No												
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes												
	Promote high quality and contextually successful design?	No	1	0	3									
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes												
	Protect sensitive areas and protected views?	Yes												
	Safeguard landscape and townscape features such as trees?	No				N/A	N/A	N/A	N/A	N/A	Neutral		No	Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.
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?	Yes	0	0	5									
	Avoid development of greenfield land?	Yes												
	Promote the efficient use of minerals?	No												
	Protect soil quality and avoid soil pollution?	No												
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No				Direct	Low	Long(20+ yrs)	Localised	Permanent/Irreversible	Minor Positive		No	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The site does not lie near to a water body, so water pollution as a result of construction would be limited. Therefore, a potential minor positive effect is identified.
Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes													
Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No													
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	0	0	1									
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No												
	Ensure waste is dealt with in line with circular economy principles?	No												
Safeguard existing waste management sites?	Yes				N/A	N/A	N/A	N/A	N/A	Neutral		No	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	

Site Name	Greenhill Way
Site Address	Greenhill Way
Town/Locality	Harrow Town Centre
Est Housing Yield/Employment Space	371 C3 Units
Site Area (ha)	1.84
Site Description	Residential (371 C3 Units) Reprovision of E class (pub) Town centre uses Community/civic uses (including potential replacement leisure centre from Byron Quarter site) Car parking
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework						Assessment									
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	1	2	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Significant Positive	This mixed-use site makes provision for retail/town centre uses within Harrow Metropolitan Centre, which forms part of the Harrow and Wealdstone Opportunity Area. The development of this large site is subsequently likely to provide benefits to the local economy - including within the Opportunity Area- and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	Yes		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes														
	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes														
	Safeguard existing town centres?	Yes														
	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?	Yes														
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	Yes														
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes														
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?	Yes		0	2	0	Direct	Medium	Medium(10yrs)	Localised	Permanent/irreversible	Significant Positive	The site is located within 800m of an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for retail/town centre uses which is likely to generate some employment opportunities. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential significant positive effect is identified.	Yes		
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No														
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: education facilities? recreation facilities? health services?	Yes		0	0	6	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Significant Positive	This site has good access to local transport connections, facilities and services. It lies within a PTAL area of 6a, indicating good access to bus and rail services. Local primary and secondary schools are within reasonable walking distance of the site (1km). Formal and informal recreation facilities and a GP surgery are also within 1.2km of the site. There is also potential for the site itself to provide local shops and community uses through the redevelopment. Therefore, a potential significant positive effect has been recorded.	Yes		
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No														
	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														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Increase and improve opportunities for active travel including walking and cycling?	Yes		0	0	4	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Significant Positive	The site is located less than 400m from a community centre and less than 800m from formal and informal recreation facilities. The redevelopment proposed for the site could help to provide community or civic uses, including a potential replacement leisure centre. No existing cycle networks are in proximity to the site. Therefore, a potential significant positive effect is identified.	Yes		
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	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?	No														
	Increase the number of additional homes delivered to meet local needs/targets?	Yes														
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
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															
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, 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		0	0	2	Direct	High	Medium/Long	District-wide	Permanent/Reversible	Significant Positive	The site is expected to provide 371 new dwellings. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect has been recorded.	Yes		
	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														
	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														
	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 of transport?	Yes														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through 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 vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes		1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA and is not affected by existing noise pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7: External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1: Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	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	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		0	1	0	Direct	Low	Medium/Long	Localised	Permanent/Reversible	Significant Positive	The site is within 600m of EV charging points (within an acceptable distance according to criteria). Additionally, as the site will reprovide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential significant positive effect is identified.	No		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes		0	0	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No		
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Avoid adverse effects on European designated habitats sites?	Yes		0	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	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?	Yes														
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes														
	IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	1										

IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Maintain and enhance access to cultural heritage assets?	Yes																		
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes																	
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																		
	Improve the condition of the historic environment?	No																		
	Encourage heritage-led regeneration?	No																		
	Help provide solutions to those assets on the Heritage at Risk register?	No																		
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes																		
	Promote high quality and contextually successful design?	No	Yes	1	0	3														
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes																		
	Protect sensitive areas and protected views?	Yes																		
	Safeguard landscape and townscape features such as trees?	No																		
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?	Yes																		
	Avoid development of greenfield land?	Yes																		
	Promote the efficient use of minerals?	No	Yes	0	1	4														
	Protect soil quality and avoid soil pollution?	No																		
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No																		
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																		
IIA14 Waste: To minimise waste.	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	Yes	0	0	1														
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																		
	Ensure waste is dealt with in line with circular economy principles?	No																		
	Safeguard existing waste management sites?	Yes																		

Site Name	Tesco Station Road
Site Address	Tesco Station Road
Town/Locality	Harrow and Wealdstone
Est Housing Yield/Employment Space	500 C3 Units
Site Area (ha)	2.28
Site Description	Reprovided supermarket and car parking Residential (500 C3 Units) Commercial space
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA framework																	
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	0	1	2	Direct	Medium	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	The site is a mixed use development that makes provision for retail/town centre uses, including a reprovided supermarket and commercial space. The site is also located within Harrow Metropolitan Centre. The development of this site is subsequently likely to provide benefits to the local economy including within the Harrow and Wealdstone Opportunity Area- and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	Yes			
	Support the provision of world class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	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?	Yes															
	Safeguard existing town centres?	Yes															
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes															
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Improve existing shopping facilities within town centres and neighbourhood parades?	No	Yes	0	0	2	Direct	Medium	Medium(10yrs)	Localised	Permanent/Irreversible	Significant Positive	The site is located 300m from an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for commercial space and a redeveloped supermarket, which is likely to generate some employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential significant positive effect is identified.	Yes			
	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?	Yes															
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes	Yes	0	2	4	Direct	Medium	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of accessibility, the site is located within walking distance of a primary school (100m), a secondary school (800m) and a GP surgery (100m), suggesting good accessibility to some local facilities and services. The site is also located 800m from formal recreation and 100m from informal recreation. The site is classed as having a PTAL score of between 3-5, suggesting some accessibility issues to public transport may exist. Therefore, a potential minor positive effect is identified.	Yes		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.	
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: education facilities? recreation facilities? health services?	Yes															
	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?	Yes															
	Increase education facility provision for children with learning disabilities?	No															
	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse/discriminatory impact on protected characteristics/equality groups?	No	Yes	0	1	3	Direct	Medium	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance of a community centre (400m), formal recreation (800m), and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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 life and community cohesion?	No															
	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															
	Increase and improve opportunities for active travel including walking and cycling?	Yes															
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No															
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes															
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, families with children and other vulnerable groups	Increase provision of private amenity space?	No	Yes	0	0	2	Direct	Medium	Long(20+yrs)	Localised	Permanent/Irreversible	Significant Positive	The site makes provision for 502 C3 Units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes			
	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															
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes															
	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															
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits 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?	No	Yes	0	1	6	Direct	Medium	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of sustainable transport, the site is located within 600m walking distance from Harrow and Wealdstone tube station and less than 100m to an existing bus stop. The site is classed as having a PTAL score of between 3-5, suggesting some accessibility issues to public transport may exist. The site is also located within walking distance from a primary school (100m), secondary school (800m), GP surgery (100m) and employment site (300m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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															
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes															
	Improve existing cycling and walking network and provide new routes?	Yes															
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not within an existing AQFA, but is affected by existing noise pollution and light pollution. Additional air, noise and light pollution may be generated through construction, although this effect is likely to be temporary. The site is located within the Harrow and Wealdstone Opportunity Area however, which may lead to additional pollution having a negligible effect. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should also help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7: External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1: Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.	
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes															
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)?	No	Yes	0	0	1	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	An existing EV charger is within 200m of the site (within a positive distance according to the criteria). Additionally, as the site will reprovide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential significant positive effect is identified.	No			
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes															
	Promote a low carbon local economy?	No															
	Ensure new developments are energy efficient?	No															
	Minimise greenhouse gas emissions?	Yes															
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?	Yes	Yes	0	1	1	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and 600m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.	
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No															
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	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	Yes	0	1	4	N/A	N/A	N/A	N/A	N/A	Neutral	There are no designated nature conservation or geological sites within or in close proximity to the site. A TPO lies 10m from the site however. Policy G3 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G3: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.	
	Avoid adverse effects on European designated habitats sites?	Yes															
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes															
	Conserve, enhance and repair natural and semi natural habitats?	Yes															
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes															
	Achieve biodiversity net gain (BNG) in new developments?	No															
	Provide new or improved access to greenspaces?	No															
Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No																

Site Name	Former Royal Mail Office
Site Address	Former Royal Mail Office, Elmgrove Road
Town/Locality	Greenhill
Est Housing Yield/Employment Space	18 C3 Units
Site Area (ha)	2.28
Site Description	Residential- 18 C3 Units Reprovision of employment space on ground floor
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA framework			Assessment														
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	2	1							The sites makes re-provision for employment space. The development of this site is subsequently likely to provide benefits to the local economy - including within the Opportunity Area- and provide some employment opportunities. However, due to the small size of the site, a potential minor positive effect is identified as opposed to a potential significant positive effect.	No			
	Support the provision of world class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes															
	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes															
	Safeguard existing town centres?	Yes															
	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?	Yes															
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	Yes											The site is located 200m from an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for employment uses. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential minor positive effect is identified.	No			
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes															
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes		0	0	2							The site is located within reasonable walking distance (1.2km) from a primary school and secondary school and GP surgery and around 800m from informal and formal open space, suggesting good accessibility to local facilities and services. The site is classed as having a PTAL score of 2 however, suggesting some transport accessibility issues may exist. Therefore, a potential minor negative effect is identified.	Yes		Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.	
	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:	Yes			1	1	4										
	education facilities?	Yes															
	recreation facilities?	Yes															
	health services?	Yes															
	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?	Yes															
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Increase education facility provision for children with learning disabilities?	No											The site is located within walking distance of a community centre (300m) informal (800m) and formal recreation (400m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
	Avoid an adverse/discriminatory impact on protected characteristics/quality 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?	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?	No			0	1	3										
	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															
	Increase and improve opportunities for active travel including walking and cycling?	Yes															
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, families with children and other vulnerable groups	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No											The site is expected to provide 18 new dwellings. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect has been recorded.	Yes		Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.	
	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?	No															
	Increase the number of additional homes delivered to meet local needs/targets?	Yes			0	1	1										
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes															
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	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											In terms of sustainable transport, the site is located within 800m walking distance from Harrow and Wealdstone tube station and around 150m to an existing bus stop. The site is classed as having a PTAL score of 2 however, suggesting some transport accessibility issues may exist. This could encourage the use of private car to access the site or services nearby. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No			
	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															
	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 of transport?	Yes			2	1	4										
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes															
	Improve existing cycling and walking network and provide new routes?	Yes															
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes			0	0	4						The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution however. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.	
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes															
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)?	No			0	1	0						An existing EV charger is within 600m of the site (within an acceptable distance according to criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.	
	Support the shift towards usage of electric and ultra-low emissions vehicles?	Yes															
	Promote a low carbon local economy?	No															
	Ensure new developments are energy efficient?	No															
	Minimise greenhouse gas emissions?	Yes															
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?	Yes			0	0	2						The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No			
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No															
	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															
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green	Avoid adverse effects on European designated habitats sites?	Yes			0	0	5						There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.	
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes															
	Conserve, enhance and repair natural and semi natural habitats?	Yes															
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes															
	Achieve biodiversity net gain (BNG) in new developments?	No															
	Provide new or improved access to greenspaces?	No															
Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No																

spaces and functional habitats.	Protect sites of geological importance?	Yes																
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	0	6												
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No				Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
	Improve the condition of the historic environment?	No																
	Encourage heritage-led regeneration?	No																
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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		0	0	4												
	Promote high quality and contextually successful design?	No																
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character or within the protected views setting corridor. Therefore, a potential minor positive effect is identified.	No				
	Protect sensitive areas and protected views?	Yes																
IIA13 Soils and Water: To minimise water and soil pollution and ensure protection of natural resources including greenfield land, soil and minerals resources	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		0	1	4												
	Avoid development of greenfield land?	Yes																
	Promote the efficient use of minerals?	No																
	Protect soil quality and avoid soil pollution?	No																
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and on PDL. The development of this site would subsequently not lead to the loss of greenfield land. The site is also not within a groundwater protection zone or a historic landfill site. The site lies within 600m of Wealdstone Brook, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No			Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.	
Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																	
IIA14 Waste: To minimise waste.	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		0	0	1												
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																
	Ensure waste is dealt with in line with circular economy principles?	No																
	Yes																	
	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.	No			Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.		
	Yes																	
	Yes																	
	Safeguard existing waste management sites?	Yes																

Site Name	Poets Corner
Site Address	Poet's Corner & Milton Road
Town/Localities	Harrow and Wealdstone
Est Housing Yield/Employment Space	1139 C3 Units
Site Area (ha)	4.46
Site Description	Residential- 1139 C3 Units Retail uses Potential NHS floorspace Community uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA framework				Assessment													
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	1	2							The site makes provision for retail and commercial uses. The site is also located within Wealdstone town centre. The development of this site is subsequently likely to provide some benefits to the local economy- including within the Harrow and Wealdstone Opportunity Area- and provide some employment opportunities. However, the development of this site will lead to the loss of existing employment space. It is therefore unclear whether a net loss of employment space will be lost as a result of this development. Therefore an uncertain effect has been recorded.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.		
	Support the provision of world class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	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?	Yes															
	Safeguard existing town centres?	Yes															
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes															
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	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															
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	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		0	0	2							The site is located adjacent to an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for retail and commercial uses, which is likely to generate some employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. However, the development of this site will lead to the loss of existing employment space. It is therefore unclear whether a net loss of employment space will be lost as a result of this development. Therefore an uncertain effect has been recorded.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.		
	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: education facilities? recreation facilities? health services?	Yes			0	4	2							In terms of accessibility, the site is located within walking distance of a primary school (500m), a secondary school (1250m) and a GP surgery (400m), suggesting good accessibility to some local facilities and services. The site is also located 800m from formal recreation and 600m from informal recreation. The site is classed as having a PTAL score of 4 suggesting good accessibility to public transport. Therefore, a potential minor positive effect is identified.	No	Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.	
	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?	Yes						Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive				
	Increase education facility provision for children with learning disabilities?	No															
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
	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?	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?	No			0	2	2							The site is located within walking distance of a place of worship (100m), formal recreation (800m) and informal recreation (600m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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															
	Increase and improve opportunities for active travel including walking and cycling?	Yes															
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, families with children and other vulnerable groups	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No															
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes															
	Increase provision of private amenity spaces?	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															
	Increase the number of additional homes delivered to meet local needs/targets?	Yes			0	0	2							The site makes provision for 1139 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Provide affordable homes of the tenure and size to meet the identified needs?	Yes															
	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															
	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															
	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 of transport?	Yes			0	2	5							In terms of sustainable transport, the site is located within 100m walking distance from Harrow and Wealdstone tube station and less than 100m to an existing bus stop. The site is classed as having a PTAL score of 4 suggesting good accessibility to public transport. The site is also located within walking distance from a primary school (500m), secondary school (1250m), GP surgery (400m), and employment site (adjacent). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes															
	Improve existing cycling and walking network and provide new routes?	Yes															
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	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 through the delivery of new or enhanced transport and communications infrastructure?	No															
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	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			2	0	2						The site is located within an AQFA and is affected by existing noise and light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Additionally, the site is located within the Harrow and Wealdstone Opportunity Area, which may lead to additional pollution having a negligible effect. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes	Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.		
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes															
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	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			0	1	0						An existing EV charger is within 600m of the site. (within an acceptable distance according to criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.		
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes															
	Promote a low carbon local economy?	No															
	Ensure new developments are energy efficient?	No															
	Minimise greenhouse gas emissions?	Yes															
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green space and functional habitat	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes			0	1	1						The site is located in Flood Zone 1 and around 200m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDS.		
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No															
	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															
	Avoid adverse effects on European designated habitats sites?	Yes			0	0	5							There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No	Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.	
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes															

ACCESS TO GREEN SPACES AND RECREATIONAL FACILITIES		Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No															
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Protect sites of geological importance?	Yes																
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	0	6												
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive						
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Improve the condition of the historic environment?	No																
	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		1	0	3												
	Promote high quality and contextually successful design?	No	Yes				N/A	N/A	N/A	N/A	N/A	Neutral						
IIA13 Soils and Water: To minimise water and soil pollution and ensure protection of natural resources including greenfield land, soil and minerals resources	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes																
	Protect sensitive areas and protected views?	Yes																
	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		0	1	4												
	Avoid development of greenfield land?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral						
IIA14 Waste: To minimise waste.	Promote the efficient use of minerals?	No																
	Protect soil quality and avoid soil pollution?	No																
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No																
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No	Yes	0	0	1												
Encourage new developments to provide adequate space for waste separation?	No																	
Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																	
Ensure waste is dealt with in line with circular economy principles?	No																	
Safeguard existing waste management sites?	Yes																	

Site Name	Wealdstone Parole Office
Site Address	Wealdstone Parole Office
Town/Locality	Mariborough
Est Housing Yield/Employment Space	70 C2/C4 Units
Site Area (ha)	0
Site Description	Replacement employment use Hostel accommodation Residential- 70 C2/4 Units
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework			Assessment													
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		1	1	1		N/A	N/A	N/A	N/A	Uncertain	The site is located less than 400m from Wealdstone town centre. The development of this site is subsequently likely to provide some benefits to the local economy including within the Harrow and Wealdstone Opportunity Area and provide some employment opportunities. The site may also potentially make provision for replacement employment use. However, it is currently unclear if these facilities will be delivered, and thus an uncertain effect has been recorded.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.		
	Support the provision of world class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	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?	Yes															
	Safeguard existing town centres?	Yes															
	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															
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No										Uncertain	The site is located adjacent to an employment site, allowing residents of the site access to employment opportunities. The site may also make provision for employment space which is likely to generate some employment opportunities. However, it is currently unclear if these facilities will be delivered, and thus an uncertain effect has been recorded.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.		
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No															
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	No		0	0	2		N/A	N/A	N/A	N/A	Uncertain	In terms of accessibility, the site is located within walking distance of a primary school (800m), a secondary school (1.3km), and a GP surgery (600m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (300m) and informal recreation (100m). The site has a PTAL score of 4, suggesting some issues with accessibility to public transport. Therefore, a potential minor positive effect is identified.	No		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.	
	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: education facilities? recreation facilities? health services?	Yes			0	2	4										
	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?	Yes															
	Increase education facility provision for children with learning disabilities?	No															
	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse/discriminatory impact on protected characteristics/equality groups?	No										Minor Positive	The site is located within walking distance of a place of worship (adjacent), formal recreation (300m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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 life and community cohesion?	No			0	0	4										
	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															
	Increase and improve opportunities for active travel including walking and cycling?	Yes															
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No															
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes															
	Increase provision of private amenity space?	No															
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, families with children and other vulnerable groups	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No										Minor Positive	The site makes provision for around 70 C2/C4 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. By provided a range of residential uses, the site can suitable accommodation for a range of residents in the Borough, with different levels of income. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.	
	Ensure all representative groups will be consulted and engaged with?	No															
	Increase the number of additional homes delivered to meet local needs/targets?	Yes			0	1	1										
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes															
	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															
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Encourage 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										Minor Positive	In terms of sustainable transport, the site is located within 500m walking distance from Harrow and Wealdstone tube station and around 200m to an existing bus stop. The site is classed as having a PTAL score of 4, suggesting some issues with accessibility to public transport. The site is also in walking distance of a primary school (800m), a secondary school (1.3km), GP practice (600m) and employment site (adjacent). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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 of transport?	Yes			0	1	6										
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes															
	Improve existing cycling and walking network and provide new routes?	Yes															
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	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	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	No										Minor Positive	The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.	
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes															
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	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?	Yes										Minor Positive	An existing EV charger is within 600m of the site (within an acceptable distance according to criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.	
	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			0	1	0										
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes															
	Promote a low carbon local economy?	No															
	Ensure new developments are energy efficient?	No															
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes										Minor Positive	The site is located in Flood Zone 1 and around 200m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.	
	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															
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No															
	Avoid adverse effects on European designated habitats sites?	Yes			0	0	5										
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes															
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes										Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity Highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.	
	Achieve biodiversity net gain (BNG) in new developments?	No															
	Provide new or improved access to greenspaces?	No															
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No															
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No															

access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes																
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	1	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative	The site does not lie within a conservation area, historic park/garden or archaeological priority area, and is not in close proximity to a locally listed building, or an archaeological priority area. The site is adjacent to a nationally listed building. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings, however an effect may not be able to be completely avoided. Therefore, a minor negative effect is identified.	Yes	Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.			
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No																
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
	Improve the condition of the historic environment?	No																
	Encourage heritage-led regeneration?	No																
Help provide solutions to those assets on the Heritage at Risk register?	No																	
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views setting corridor, however Local Plan Policy GR5 View Management will safeguard protected views in line with Policy HC4 of the London Plan (2021). Additionally, Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No	Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in.			
	Promote high quality and contextually successful design?	No																
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes																
	Protect sensitive areas and protected views?	Yes																
	Safeguard landscape and townscape features such as trees?	No																
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?	Yes	Yes	0	1	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Wealdstone Brook) is 200m from the site, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No	Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.			
	Avoid development of greenfield land?	Yes																
	Promote the efficient use of minerals?	No																
	Protect soil quality and avoid soil pollution?	No																
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No																
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																
Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No																	
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	Yes	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.			
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																
	Ensure waste is dealt with in line with circular economy principles?	Yes																
	Safeguard existing waste management sites?	Yes																

Site Name	Carpark Ellen Webb Drive
Site Address	Carpark Ellen Webb Drive
Town/Localities	Wealdstone South
Est Housing Yield/Employment Space	C1 282 Units or C3 183 Units
Site Area (ha)	0.32
Site Description	Residential- C1 282 Units or C3 183 Units Hotel Appropriate town centre uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA framework										Assessment						
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	0	1	2	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	The site makes provision for town centre uses. The site is also located within Wealdstone District centre. The development of this site is subsequently likely to provide some benefits to the local economy including within the Harrow and Wealdstone Opportunity Area. Therefore, a potential significant positive effect is identified.	Yes		
	Support the provision of world-class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
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?	Yes	Yes	0	0	2	Direct	Low	Medium(10yrs)	Localised	Permanent/Irreversible	Significant Positive	The site is located 200m from an employment site, allowing residents of the site access to employment opportunities. The site will also make provision for town centre uses, which is likely to generate some employment opportunities. Even though the site is located in an area of low deprivation, provision of employment opportunities could help to further improve rates of deprivation in the area. Therefore, a potential significant positive effect is identified.	Yes		
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No														
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: education facilities? recreation facilities? health services?	Yes	Yes	0	1	5	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	In terms of accessibility, the site is located within walking distance of a primary school (600m), a secondary school (600m) and a GP surgery (200m), suggesting good accessibility to some local facilities and services. The site is also located 700m from formal recreation and 400m from informal recreation. The site is classed as having a PTAL score of 6, suggesting no issues with accessibility to public transport. The site also proposes the development of town centre uses. Therefore, a potential significant positive effect is identified.	No		
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No	Yes	0	1	3	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance of a community centre (400m), formal recreation (700m), and informal recreation (400m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g. swimming pool, sports centre) facilities?	No														
	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?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	0	0	2	Direct	Low	Long(20+yrs)	Localised	Permanent/Irreversible	Significant Positive	The site makes provision for either C1 282 Units or C3 183 Units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
	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: 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?	Yes	Yes	0	0	7	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	In terms of sustainable transport, the site is located within 200m walking distance from Harrow and Wealdstone tube station and less than 100m to an existing bus stop. The site is classed as having a PTAL score of 6, suggesting no issues with accessibility to public transport. The site is also located within walking distance from a primary school (600m), secondary school (600m), GP surgery (200m) and employment site (200m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	No		
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site is located within an AQFA and is affected by existing light pollution; the site may be affected by existing noise pollution from a nearby railway line/tube station. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Additionally, the site is located within the Harrow and Wealdstone Opportunity Area, which may lead to additional pollution having a negligible effect. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No	Yes	0	1	0	Direct	Low	Medium/Long	District-wide	Permanent/Irreversible	Minor Positive	An existing EV charger is within 400m of the site (within an acceptable distance according to criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.
	Promote a low-carbon local economy?	Yes														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
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?	Yes	Yes	0	1	1	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and therefore unlikely to flood. Although the site is within 100m of Wealdstone Brook, the development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDS.
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
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?	Yes	Yes	0	0	5	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G3 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G3: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gains (BNG) in new developments?	No														
	Provide new or improved access to green spaces?	No														
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	0	0	6	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No		
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No														
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No														

Site Name	Peel Road
Site Address	Peel Road
Town/Locality	Wealdstone
Est Housing Yield/Employment Space	207 C3 Units
Site Area (ha)	0.51
Site Description	Religious temple to be reprovided on current surface level carpark Residential - 207 C3 Units Carparking Civic or community uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	IIA framework			Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
				R	A	G										
IIA1 Economy: To deliver economic growth and support the creation of new businesses, whilst supporting the growth and retention of existing businesses	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	1	1	1	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not make provision for employment use. The site is however located within Wealdstone town centre. The development of this site is subsequently likely to provide some benefits to the local economy- including within the Harrow and Wealdstone Opportunity Area- and provide some employment opportunities. Therefore, a potential minor positive effect is identified.	No		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Improve existing shopping facilities within town centres and neighbourhood parades?	No	Yes	0	0	2	Direct	Medium	Medium(10yrs)	Localised	Permanent/irreversible	Minor Positive	The site is located adjacent to an employment site, allowing residents of the site access to employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. The site does not make provision for employment uses however. Therefore, a potential minor positive effect is identified.	No		
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No	Yes	0	0	6	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive	In terms of accessibility, the site is located within walking distance of a combined primary and secondary school (700m) and a GP surgery (800m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (200m) and informal recreation (300m). The site has a PTAL score of 6, suggesting no issues with accessibility to public transport. The site also makes provision for some community uses. Therefore, a potential significant positive effect is identified.	No		
	Create new jobs in high value sectors, including in the green sector?	No														
	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: education facilities? recreation facilities? health services?	Yes														
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Ensure local facilities have capacity to accommodate proposed development?	No	Yes	0	0	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located within walking distance of a community centre (200m), formal recreation (200m) and informal recreation (300m). A place of worship will be provided as part of the redevelopment of the site. The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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														
	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?	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														
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
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, families with children and other vulnerable groups	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No	Yes	0	0	2	Direct	High	Long(20+ yrs)	Localised	Permanent/irreversible	Significant Positive	The site makes provision for around 207 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes		
	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?	No														
	Increase the number of additional homes delivered to meet local needs/targets?	Yes														
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Provide affordable homes of the tenure and size to meet the identified needs?	Yes	Yes	0	0	7	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive	In terms of sustainable transport, the site is located within 300m walking distance from Harrow and Wealdstone tube station and around 100m to an existing bus stop. The site is classed as having a PTAL score of 6, suggesting no issues with accessibility to public transport. The site is also in walking distance of a combined primary and secondary school (700m), GP practice (800m) and employment site (adjacent). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	No		
	Increase the delivery numbers of and range of suitable accommodation to address the needs of older people (including those who require support or care)?	No														
	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														
	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 of transport?	Yes														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
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	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site is located within an AQFA and is affected by existing noise and light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes	Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.	
	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	No														
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 through the delivery of new or enhanced transport and communications infrastructure?	No	Yes	0	0	1	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive	An existing EV charger is within 200m of the site (within an acceptable distance according to the criteria). Additionally, as the site will reprovide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential significant positive effect is identified.	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)?	No														
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes														
	Reduce a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes	Yes	0	1	1	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located in Flood Zone 1 and therefore unlikely to flood. Although the site is within 50m of Wealdstone Brook, the development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDS.
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	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	Yes	0	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Avoid adverse effects on European designated habitats sites?	Yes														
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No															

access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes																
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	1	5												
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No																
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative	The site does not lie within a conservation area, historic park/garden or archaeological priority area, and is not in close proximity to a locally listed building, or an archaeological priority area. The site is within 50m of a nationally listed building however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings, however an effect may not be able to be completely avoided. Therefore, a minor negative effect is identified.	Yes	Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.			
	Improve the condition of the historic environment?	No																
	Encourage heritage-led regeneration?	No																
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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		1	0	3												
	Promote high quality and contextually successful design?	No																
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views setting corridor however Local Plan Policy GR5 View Management will safeguard protected views in line with Policy HC4 of the London Plan (2021). Additionally, Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No	Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in.			
	Protect sensitive areas and protected views?	Yes																
	Safeguard landscape and townscape features such as trees?	No																
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?	Yes		0	1	4												
	Avoid development of greenfield land?	Yes																
	Promote the efficient use of minerals?	No																
	Protect soil quality and avoid soil pollution?	No																
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Wealdstone Brook) is 50m from the site, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No	Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.			
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																
IIA14 Waste: To minimise waste.	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		0	0	1												
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																
	Ensure waste is dealt with in line with circular economy principles?	No																
	Safeguard existing waste management sites?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well requires developments to apply circular economy principles in order to improve resource efficiency.			

Site Name	Travis Perkins Wealdstone
Site Address	Travis Perkins Wealdstone
Town/Locality	Harrow and Wealdstone
Est Housing Yield/Employment Space	36 C3 Units
Site Area (ha)	0.43
Site Description	Reprovision of industrial/employment space Residential- 36 C3 Units
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA framework				Assessment												
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	1	0	2	N/A	N/A	N/A	N/A	N/A	Uncertain	The site makes provision for employment space. The site is also located next to Wealdstone town centre. The development of this site is subsequently likely to provide some benefits to the local economy- including within the Harrow and Wealdstone Opportunity Area- and provide some employment opportunities. However, it is unclear whether the development of this site will lead to the overall loss of employment, as the existing site is purely industrial. Therefore, an uncertain effect is identified.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.	
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the re-development / intensification of existing employment land to provide additional and high quality employment floor space?	No	Yes	0	0	2	N/A	N/A	N/A	N/A	N/A	Uncertain	The site is located adjacent to an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for employment space which is likely to generate some employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. However, it is unclear whether the development of this site will lead to the overall loss of employment, as the existing site is purely industrial. Therefore, an uncertain effect is identified.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.	
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes	Yes	0	0	6	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive	In terms of accessibility, the site is located within walking distance of a primary school (800m), a secondary school (600m), and a GP surgery (800m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (400m) and informal recreation (300m). The site has a PTAL score of 5, suggesting good accessibility to public transport. The site does not make provision for retail/community uses however. Therefore, a potential significant positive effect is identified.	No		
	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: education facilities? recreation facilities? health services?	Yes														
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse/discriminatory impact on protected characteristics/equality groups?	No	Yes	0	0	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located within walking distance of a community centre (300m), formal recreation (200m) and informal recreation (300m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	No														
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	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														
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, families with children and other vulnerable groups	Ensure all representative groups will be consulted and engaged with?	No	Yes	0	1	1	Direct	Low	Long(20+ yrs)	Localised	Permanent/irreversible	Minor Positive	The site makes provision for around 36 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.
	Increase the number of additional homes delivered to meet local needs/targets?	Yes														
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	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	0	0	7	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive	In terms of sustainable transport, the site is located within 250m walking distance from Harrow and Wealdstone tube station and around 100m to an existing bus stop. The site is classed as having a PTAL score of 5, suggesting good accessibility to public transport. The site is also in walking distance of a primary school (800m), a secondary school (600m), GP practice (800m) and employment site (adjacent). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	No		
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes	Yes	2	0	2	N/A	N/A	N/A	N/A	N/A	Neutral	The site is located within an AQFA, and is affected by existing light pollution and noise pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No	Yes	0	1	0	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	An existing EV charger is within 600m of the site (within an acceptable distance according to criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
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?	Yes	Yes	1	1	0	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative	The site is located in Flood Zone 3 and is less than 100m from the nearest watercourse. This could make the site vulnerable to future flooding events, particularly if the severity of such events is exacerbated by climate change. In accordance with Local Plan Policy CN3: Reducing Flood Risk, a sequential test and Flood Risk Assessment will need to be prepared, to identify possible flooding and mitigation. Further details of these processes are required to determine the precise nature of the potential effect. Therefore, a potential minor negative effect is identified.	Yes	Further details of development and flooding assessments are required.	Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	Avoid adverse effects on European designated habitats sites?	Yes	Yes	0	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No														

access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes																
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	0	6												
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No				
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
	Improve the condition of the historic environment?	No																
	Encourage heritage-led regeneration?	No																
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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		0	0	4												
	Promote high quality and contextually successful design?	No																
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character or within the protected views setting corridor. Therefore, a potential minor positive effect is identified.	No				
	Protect sensitive areas and protected views?	Yes																
	Safeguard landscape and townscape features such as trees?	No																
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?	Yes		0	1	4												
	Avoid development of greenfield land?	Yes																
	Promote the efficient use of minerals?	No																
	Protect soil quality and avoid soil pollution?	No																
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Wealdstone Brook) is 200m from the site, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No				Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																
IIA14 Waste: To minimise waste.	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		0	0	1												
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																
	Ensure waste is dealt with in line with circular economy principles?	No																
	Safeguard existing waste management sites?	Yes	Yes				N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No				Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well requires developments to apply circular economy principles in order to improve resource efficiency.	

Site Name	Byron Quarter
Site Address	Byron Quarter
Town/Localities	Harrow and Wealdstone
Est Housing Yield/Employment Space	638 C3 Units
Site Area (ha)	5.74
Site Description	Residential- 638 C3 Units Car parking Leisure and community uses Potential for NHS floorspace
Greenfield/Brownfield	Greenfield and Brownfield
Assumptions Made	None

IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	IIA framework			Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
				R	A	G										
IIA1 Economy: To deliver economic growth and support the creation of new businesses, whilst supporting the growth and retention of existing businesses	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	0	1	2	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	The site has the potential to include community uses and a replacement leisure centre. The site is also located near to Wealdstone district centre. The development of this site is subsequently likely to provide some benefits to the local economy including within the Harrow and Wealdstone Opportunity Area - and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	Yes		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	Attract 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?	Yes														
	Safeguard existing town centres?	Yes														
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Improve existing shopping facilities within town centres and neighbourhood parades?	No	Yes	0	0	2	Direct	Low	Medium(10yrs)	Localised	Permanent/Irreversible	Significant Positive	The site is located adjacent to an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for community uses and a replacement leisure centre, which is likely to generate some employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential significant positive effect is identified.	Yes		
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes	Yes	0	2	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of accessibility, the site is located within walking distance of a primary school (500m), a secondary school (1200m) and a GP surgery (400m), suggesting good accessibility to some local facilities and services. The site is also located 800m from formal recreation and 100m from informal recreation. The majority of the site is classed as having a PTAL score of 3 however, suggesting some accessibility issues may exist. The site will also potentially provide some floorspace for a health facility. Therefore, a potential minor positive effect is identified.	No		Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	Create new jobs in high value sectors, including in the green sector?	Yes														
	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: education facilities? precreation facilities? health services?	Yes														
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Ensure local facilities have capacity to accommodate proposed development?	No	Yes	0	0	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	The site is located within walking distance of a place of worship (300m), formal recreation (400m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Although the development of the site would lead to the loss of an existing leisure centre, the site will be reprovided either on the current site or within Harrow town centre. The site will also potentially provide some floorspace for a health facility, which could help to support the health of residents. Therefore, a potential significant positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	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?	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?	No														
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
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, families with children and other vulnerable groups	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No	Yes	0	0	2	Direct	Low	Long(20+yrs)	Localised	Permanent/Irreversible	Significant Positive	The site makes provision for 638 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes		
	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?	No														
	Increase the number of additional homes delivered to meet local needs/targets?	Yes														
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Provide affordable homes of the tenure and size to meet the identified needs?	Yes	Yes	0	2	5	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of sustainable transport, the site is located within 400m walking distance from Harrow and Wealdstone tube station and less than 100m to an existing bus stop. The majority of the site is classed as having a PTAL score of 3 however, suggesting some accessibility issues may exist. The site is also located within walking distance from a primary school (500m), secondary school (1200m), GP surgery (800m), and employment site (adjacent). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	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														
	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 of transport?	Yes														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
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	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No	Yes	0	0	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA and is not affected by noise pollution. The site is affected by existing light pollution however. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Additionally, the site is located within the Harrow and Wealdstone Opportunity Area, which may lead to additional pollution having a negligible effect. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	No														
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
	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														
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 through the delivery of new or enhanced transport and communications infrastructure?	No	Yes	1	0	0	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	An existing EV charger is over 600m of the site. Additionally, as the site will reprovide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	Yes		
	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														
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Ensure new developments are energy efficient?	No	Yes	0	1	1	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and around 100m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.
	Minimise greenhouse gas emissions?	Yes														
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes														
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
	Avoid adverse effects on European designated habitats sites?	Yes														
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes	Yes	1	0	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within close proximity to an SSSI or SSSI risk zone, TPO or RIG. The site does intersect a SNC however. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	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?	Yes														

IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	0	0	6	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No		
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No														
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No														
	Improve the condition of the historic environment?	No														
	Encourage heritage-led regeneration?	No														
Help provide solutions to those assets on the Heritage at Risk register?	No															
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views and restricted views setting corridor, however Local Plan Policy GRS View Management will safeguard protected views in line with Policy HC4 of the London Plan (2021). Additionally, Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No		Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in.
	Promote high quality and contextually successful design?	No														
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes														
	Protect sensitive areas and protected views?	Yes														
Safeguard landscape and townscape features such as trees?	No															
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?	Yes	Yes	0	2	3	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	The site lies on land classified as 'urban', and is a mixture of brownfield and greenfield land. Development of the site would likely lead to a small portion of greenspace land being lost. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Wealdstone Brook) is 100m from the site, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a potential minor negative effect has been recorded.	Yes		Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.
	Avoid development of greenfield land?	Yes														
	Promote the efficient use of minerals?	No														
	Protect soil quality and avoid soil pollution?	No														
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No														
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes														
Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No															
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	Yes	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No		Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No														
	Ensure waste is dealt with in line with circular economy principles?	No														
	Safeguard existing waste management sites?	Yes														

Site Name	Iceland Wealdstone
Site Address	Iceland Wealdstone
Town/Localities	Wealdstone South
Est Housing Yield/Employment Space	25 C3 Units
Site Area (ha)	0.22
Site Description	Retail uses Residential- 25 C3 Units
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework				Assessment											
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	1	2	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is a mixed use development that makes provision for retail uses. The site is also located within Wealdstone town centre. The development of this site is subsequently likely to provide some benefits to the local economy- including within the Harrow and Wealdstone Opportunity Area- and provide some employment opportunities. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
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?	Yes		0	0	2	Direct	Low	Medium(10yrs)	Localised	Permanent/Irreversible	Minor Positive	The site is located 300m from an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for town centre uses, which is likely to generate some employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No		
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No														
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?	Yes		0	2	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of accessibility, the site is located within walking distance of a primary school (300m), a secondary school (300m) and a GP surgery (400m), suggesting good accessibility to some local facilities and services. The site is also located 600m from formal recreation and 400m from informal recreation. The site is classed as having a PTAL score of 4, suggesting good accessibility to public transport. Therefore, a potential minor positive effect is identified.	Yes		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No		0	1	3	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance of a community centre (400m), formal recreation (600m), and informal recreation (400m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	Yes														
	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?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes		0	1	1	Direct	Low	Long(20+yrs)	Localised	Permanent/Irreversible	Minor Positive	The site makes provision for 25 C3 Units. In line with Policy HD4, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
	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: 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?	Yes		0	1	6	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of sustainable transport, the site is located within 600m walking distance from Harrow and Wealdstone tube station and less than 100m to an existing bus stop. The site is classed as having a PTAL score of 4, suggesting good accessibility to public transport. The site is also located within walking distance from a primary school (300m), secondary school (300m), GP surgery (400m) and employment site (400m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes		2	0	2	N/A	N/A	N/A	N/A	N/A	Neutral	The site is located within an AQFA, and is affected by existing noise pollution and light pollution. Additional air, noise and light pollution may be generated through construction, although this effect is likely to be temporary. The site is located within the Harrow and Wealdstone Opportunity Area however, which may lead to additional pollution having a negligible effect. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should also help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No		0	0	1	Direct	Low	Medium/Long	District-wide	Permanent/Irreversible	Minor Positive	An existing EV charger is within 200m of the site (within a positive distance according to the criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
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?	Yes		0	1	1	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and therefore unlikely to flood. Although the site is within 100m of Wealdstone Brook, the development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDS.
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
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?	Yes		0	0	5	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	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?	Yes															

IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	1	0	5	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	The site does not lie within a conservation area, archaeological priority area or historic park/garden, nor in proximity to an ancient monument or nationally listed building. The site is adjacent to a locally listed building however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings, however an effect may not be able to be completely avoided. Therefore, a minor negative effect is identified.	Yes	Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.
	Maintain and enhance access to cultural heritage assets?	Yes													
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No													
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No													
	Improve the condition of the historic environment?	No													
	Encourage heritage-led regeneration?	No													
Help provide solutions to those assets on the Heritage at Risk register?	No														
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views and setting corridor, however Local Plan Policy GRS View Management will safeguard protected views in line with Policy HC4 of the London Plan (2021). Additionally, Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No	Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in.
	Promote high quality and consistently successful design?	No													
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes													
	Protect sensitive areas and protected views?	Yes													
	Safeguard landscape and townscape features such as trees?	No													
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?	Yes	Yes	0	1	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban', and is PDL. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Wealdstone Brook) is 100m from the site, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No	Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.
	Avoid development of greenfield land?	Yes													
	Promote the efficient use of minerals?	No													
	Protect soil quality and avoid soil pollution?	No													
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No													
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes													
Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No														
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	Yes	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No													
	Ensure waste is dealt with in line with circular economy principles?	No													
		Yes													
	Safeguard existing waste management sites?														

Site Name	Kodak
Site Address	Kodak
Town/Locality	Harrow and Wealdstone
Est Housing Yield/Employment Space	2407 C3 Units
Site Area (ha)	15
Site Description	Residential- 2407 C3 Units and potential older person's housing industrial and employment space Retail School It is being delivered in two parts (Barrat Homes and L&Q) with current permission for a further 2,326 homes). Allocation may increase number of homes slightly (at this stage assuming by 10-15%, focused in southern part of site)
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework				Assessment											
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	0	0	3	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Significant Positive	This mixed-use site makes provision for industrial and retail space. The site is also located within close proximity to Wealdstone town centre. The development of this large site is subsequently likely to provide benefits to the local economy including within the Harrow and Wealdstone Opportunity Area - and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	Yes		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes														
	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes														
	Safeguard existing town centres?	Yes														
	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														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	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?	No														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	No	Yes	0	1	1	Direct	Medium	Medium(10yrs)	Localised	Permanent/Reversible	Significant Positive	The site is located adjacent to an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for industrial and retail space which is likely to generate some employment opportunities. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential significant positive effect is identified.	Yes		
	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: education facilities? recreation facilities? health services?	Yes	Yes	0	1	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	In terms of accessibility, the site is located within walking distance of a combined primary and secondary school (900m) and a GP surgery (700m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (500m) and informal recreation (100m). The site also makes provision for a school and a green link, both of which will improve accessibility to local services/facilities. The site is classed as having a PTAL score of 3, suggesting some issues with accessibility to public transport. Therefore, a potential minor positive effect is identified.	No		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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/inactivity?	No														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	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?	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?	No	Yes	0	1	3	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located within walking distance of a place of worship (500m), formal recreation (500m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. The site also makes provision for a green link. Provision of these routes/links alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes														
	Increase provision of private amenity space?	No														
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, families with children and other vulnerable groups	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	Yes	0	0	2	Direct	High	Long(20+yrs)	Localised	Permanent/irreversible	Significant Positive	The site makes provision for around 2407 C3 units. This includes the provision of older person's housing. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. By providing housing for older people, the site can provide more suitable accommodation for older people in the Borough. Therefore, a potential significant positive effect is identified.	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
	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: 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?	Yes	Yes	0	1	6	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	In terms of sustainable transport, the site is located within 600m walking distance from Harrow and Wealdstone tube station and around 100m to an existing bus stop. The site is classed as having a PTAL score of 3, suggesting some issues with accessibility to public transport. The site is also in walking distance of a combined primary and secondary school (900m), GP practice (700m) and employment site (adjacent). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	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	Reduce congestion on the strategic and local road network through 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 vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA. The site is affected by existing light pollution and may be affected by existing noise pollution from nearby railway lines/industrial uses. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7: External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1: Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
	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														
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes	Yes	0	1	1	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located in Flood Zone 1 and around 400m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
	Avoid adverse effects on European designated habitats sites?	Yes														
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
Provide new or improved access to greenspaces?	No															
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No	Yes	1	0	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within close proximity to an SSSI or SSSI risk zone, SIN or RIG. The site contains a number of TPOs however. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a potential minor negative effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No														

access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes																
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes																
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes	1	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative	The site does not lie within a conservation area, historic park/garden or archaeological priority area, and is not in close proximity to a nationally listed building, or an archaeological priority area. The site contains a locally listed building however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings, however an effect may not be able to be completely avoided. Therefore, a minor negative effect is identified.	Yes	Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.			
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
	Improve the condition of the historic environment?	No																
	Encourage heritage-led regeneration?	No																
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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																
	Promote high quality and contextually successful design?	No																
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views setting corridor, however Local Plan Policy GR5 View Management will safeguard protected views in line with Policy HC4 of the London Plan (2021). Additionally, Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No	Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in.			
	Protect sensitive areas and protected views?	Yes																
	Safeguard landscape and townscape features such as trees?	No																
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?	Yes																
	Avoid development of greenfield land?	Yes																
	Promote the efficient use of minerals?	No	Yes	0	1	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Yeading Brook) is 400m from the site, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No	Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.			
	Protect soil quality and avoid soil pollution?	No																
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No																
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																
IIA14 Waste: To minimise waste.	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	Yes	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.			
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																
	Ensure waste is dealt with in line with circular economy principles?	No																
	Safeguard existing waste management sites?	Yes																

Site Name	Former Kodak Offices
Site Address	Former Kodak Administration Offices
Town/Locality	Harrow and Wealdstone
Est Housing Yield/Employment Space	120 C3 Units
Site Area (ha)	0.47
Site Description	Flexible employment space Residential- 120 C3 Units
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	IIA Framework			Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
				R	A	G										
IIA1 Economy: To deliver economic growth and support the creation of new businesses, whilst supporting the growth and retention of existing businesses	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	1	0	2	Direct	Medium	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	The site makes provision for flexible employment space on the ground floor of the development. The site is also located within close proximity to Wealdstone town centre. The development of this site is subsequently likely to provide some benefits to the local economy- including within the Harrow and Wealdstone Opportunity Area- and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	Yes		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
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?	No															
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?	No	Yes	0	1	1	Direct	Medium	Medium(10yrs)	Localised	Permanent/Reversible	Significant Positive	The site is located adjacent to an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for flexible employment space on the ground floor of the development, which is likely to support flexible working. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential significant positive effect is identified.	Yes		
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No														
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: education facilities? recreation facilities? health services?	Yes	Yes	0	1	5	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of accessibility, the site is located within walking distance of a combined primary and secondary school (1km) and a GP surgery (700m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (700m) and informal recreation (100m). The site is classed as having a PTAL score of 3, suggesting some issues with accessibility to public transport. Therefore, a potential minor positive effect is identified.	No		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No	Yes	0	1	3	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance of a place of worship (700m), formal recreation (700m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	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?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	0	0	2	Direct	Low	Long(20+yrs)	Localised	Permanent/Irreversible	Significant Positive	The site makes provision for around 120 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
	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: 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?	Yes	Yes	0	1	6	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of sustainable transport, the site is located within 800m walking distance from Harrow and Wealdstone tube station and around 100m to an existing bus stop. The site is classed as having a PTAL score of 3, suggesting some issues with accessibility to public transport. The site is also in walking distance of a combined primary and secondary school (1km), GP practice (700m) and employment site (adjacent). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA. The site is affected by existing light pollution and may be affected by existing noise pollution from nearby railway lines/industrial uses. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No	Yes	1	0	0	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes		Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Encourage new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
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?	Yes	Yes	0	1	1	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and around 500m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
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?	Yes	Yes	1	0	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within close proximity to an SSSI or SSSI risk zone, SIN or RIG. The site contains a number of TPOs however. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a potential minor negative effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Contribute to creating a network of new wildlife habitats, considering all public, private and shared greenspaces within the borough?	No	Yes	0	0	6	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No		
	Protect sites of geological importance?	Yes														
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes														
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No														
Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No															
Improve the condition of the historic environment?	No															

Site Name	RNOH
Site Address	Royal National Orthopaedic Hospital
Town/Locality	Stanmore and Harrow Weald
Est Housing Yield/Employment Space	347 - 500 C3 units
Site Area (ha)	41.13
Site Description	Expansion/redevelopment of existing hospital Research and innovation institutions Residential- 347-500 C3 Units Northern part of the site to be retained as enhanced open space
Greenfield/Brownfield	Greenfield and Brownfield
Assumptions Made	None

IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	IIA Framework			Assessment										
				R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	2	1	0		Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	The site does not make provision for retail/town centre uses, nor does it lie within/in proximity to a town centre. However, expansion /redevelopment of the existing hospital is likely to provide some employment opportunities, as well as safeguard existing employment land. The development of a research and innovation building will also provide investment into R&D. The development will subsequently provide benefit to the local and wider economy. Therefore, a potential significant positive effect is identified.	No		
	Support the provision of world class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	Attract 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?	Yes															
	Safeguard existing town centres?	Yes															
	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															
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?	Yes	Yes	1	0	1		Direct	Low	Medium(10yrs)	Localised	Permanent/Irreversible	Significant Positive	The site is located 2.6km away from an existing employment site. The site does however make provision for the expansion/redevelopment of the existing hospital, as well as the development of a research institution. The development is subsequently likely to lead to more high skilled employment opportunities, including opportunities for residents living on the site. Therefore, a potential significant positive effect is identified.	No		
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No															
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: education facilities? recreation facilities? health services?	Yes	Yes	2	2	2		Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Negative	In terms of accessibility, the site is located within walking distance of a primary school (1.1km), and formal recreation (100m). However, the site is not located within walking distance of a secondary school (1.6km), or a GP surgery (1.5km), suggesting inadequate accessibility to some local facilities and services. The site has a PTA score of 1, suggesting that the site has significant accessibility issues to public transport. Therefore, a potential significant negative effect is identified.	Yes	The site should be required to make contributions to the development of accessible facilities and to improvements to the local public transport/ active travel network, either onsite or offsite.	Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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?	Yes															
	Increase education facility provision for children with learning disabilities?	No															
	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
	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?	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?	No	Yes	0	0	4		Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance of a place of worship (300m) and formal recreation (100m) and informal recreation (adjacent). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. The site also makes provision for enhanced open space. Provision of these routes/spaces alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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															
	Increase and improve opportunities for active travel including walking and cycling?	No															
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No															
	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?	Yes															
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	0	0	2		Direct	Medium	Long(20+yrs)	Localised	Permanent/Irreversible	Significant Positive	The site makes provision for up to 500 C3 units. In line with Policy HQ4, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes															
	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															
	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															
	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: 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?	No	Yes	4	2	1		Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Negative	In terms of sustainable transport, the site is located more than 1km from Stanmore tube station and is classed as having a PTA score of 1, suggesting that the site has significant accessibility issues to public transport. The site is also not in walking distance of a secondary school (1.6km), GP surgery (1.5km), or employment site (2.6km). The site is located around 100m to an existing bus stop however, and is within 1.1km walking distance of a primary. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant negative effect is identified.	Yes	The site should be required to make contributions to improve to the local public transport and active travel network, either onsite or offsite.	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	No															
	Improve existing cycling and walking network and provide new routes?	No															
	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 through the delivery of new or enhanced transport and communications infrastructure?	No															
		Yes															
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?	Yes	Yes	2	0	2		N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA. The site is affected by existing noise and light pollution however, mainly stemming from its location near to the M1. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes															
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)?	No	Yes	1	0	0		Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes	Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.	
	Support the shift towards usage of electric and ultra-low emissions vehicles?	No															
	Promote a low carbon local economy?	No															
	Ensure new developments are energy efficient?	No															
	Minimise greenhouse gas emissions?	No															
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?	Yes	Yes	0	0	2		Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No		
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No															
	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															
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?	Yes	Yes	2	0	3		N/A	N/A	N/A	N/A	N/A	Neutral	The site intersects a SIN, open space and multiple TPOs. Policy G3 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G3: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	No															
	Conserve, enhance and repair natural and semi natural habitats?	Yes															
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes															
	Achieve biodiversity net gain (BNG) in new developments?	No															
	Provide new or improved access to green spaces?	No															

IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	No	Yes	4	0	2	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	The site does not lie within a historic park/garden or in proximity to a nationally listed building. However, the site contains a number of locally listed buildings, and is adjacent to an archaeological priority area, conservation area and an ancient monument. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings, however an effect may not be able to be completely avoided. Therefore, a minor negative effect is identified.	Yes	Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.
	Maintain and enhance access to cultural heritage assets?	No													
	Ensure that new development uses existing historic character and heritage significance to guide new development and responds appropriately to local character, townscape and context?	No													
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No													
	Improve the condition of the historic environment?	No													
	Encourage heritage-led regeneration?	No													
	Help provide solutions to those assets on the Heritage at Risk register?	No													
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Yes	2	0	2	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Negative	The site does not lie within areas of MOL, or within the protected views setting corridor. However, the site is on Green Belt land, and within an area of special character. Further development on the site could subsequently cause loss of Green Belt land. Therefore, a potential significant negative effect is identified.	Yes	Loss of Green Belt or Metropolitan Open Land cannot be mitigated against. The developments should be required to maintain 'openness' of these sites in order to minimise the potential negative effect of redevelopment on Green Belt / MOL sites.
	Promote high quality and contextually successful design?	No													
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	No													
	Protect sensitive areas and protected views?	No													
IIA13 Soils and Water: To minimise water and soil pollution and ensure protection of natural resources including greenfield land, soil and minerals resources	Safeguard landscape and townscape features such as trees?	No	Yes	1	2	2	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Negative	The site is not within a groundwater protection zone, and is more than 1000m to the nearest watercourse, suggesting that water pollution as a result of construction is unlikely. However, part of the site lies on agricultural land classified as 'Grade 3', and is partially greenfield land. Development on these areas of the site could subsequently lead to the permanent and irreversible loss of the best and most versatile agricultural land. The site also contains a number of historic landfill sites. Therefore, a potential significant negative effect is identified.	Yes	The loss of the best and most versatile agricultural land, and greenfield land, is permanent and irreversible and cannot be mitigated. The developments should be required to maintain 'openness' of these sites in order to minimise the potential negative effect of redevelopment on Green Belt / MOL sites.
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	Yes													
	Avoid development of greenfield land?	No													
	Promote the efficient use of minerals?	No													
	Protect soil quality and avoid soil pollution?	No													
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No													
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes													
Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No														
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	Yes	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No													
	Ensure waste is dealt with in line with circular economy principles?	No													
	Safeguard existing waste management sites?	Yes													

Site Name	Watling Farm
Site Address	Watling Farm
Town/Locality	Stanmore and Harrow Weald
Est Housing Yield/Employment Space	12-13 additional Gypsy and Traveller pitches
Site Area (ha)	1.06
Site Description	12-13 additional Gypsy and Traveller pitches
Greenfield/Brownfield	Greenfield
Assumptions Made	None

IIA objective	IIA framework							Assessment								
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		3	0	0							As the development relates to the provision of Gypsy and Traveller pitches, it is unlikely that the development will contribute to the economy. Therefore, a neutral effect is identified.	No		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral				
	Safeguard existing town centres?	Yes														
	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														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No											The site is located over 3km from an employment site, restricting residents of the site access to employment opportunities. The development of this site is subsequently unlikely to benefit employment opportunities. Therefore, a potential minor negative effect is identified.	No		
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes	Yes	1	0	1	Direct	Low	Medium(10yrs)	Localised	Permanent/irreversible	Minor Negative				
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? oeducation facilities? ohealth services?	Yes		4	2	0							In terms of accessibility, the site is located within walking distance of informal recreation (700m), but is located far from a primary school (1.5km), secondary school (over 2km), GP surgery (1.5km), or formal recreation (1km), suggesting inadequate accessibility to some local facilities and services. Additionally, the site has a PTAL score of 1, suggesting that the site has significant accessibility issues to public transport. Therefore, a potential significant negative effect is identified.	Yes	The site should be required to make contributions to the development of accessible facilities and to improvements to the local public transport/ active travel network, either onsite or offsite.	Policy CI1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Negative				
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No		2	1	1							The site is located within walking distance of informal recreation (700m), but it far from formal recreation (1km) and a place of worship (1.2km). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor negative effect is identified.	Yes	The site should make contributions to the development of accessible recreation and community facilities, either onsite or offsite.	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative				
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	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?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes		1	1	0							The site makes provision for up to 13 additional Gypsy and Traveller pitches at Watling Farm, supporting the future needs of travellers. Therefore, a potential significant positive effect is identified.	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes	Yes				Direct	Low	Long(20+yrs)	Localised	Permanent/irreversible	Significant Positive				
	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														
	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														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	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 of transport?	Yes		6	1	0							In terms of sustainable transport, the site is located more than 1km from Stanmore tube station and is classed as having a PTAL score of 1, suggesting that the site has significant accessibility issues to public transport. The site is also not in walking distance of a primary school (1.5km), secondary school (over 2km), GP surgery (1.5km), or employment site (over 3km). The site is located around 600m to an existing bus stop however. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant negative effect is identified.	Yes	The site should be required to make contributions to improve to the local public transport and active travel network, either onsite or offsite.	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Negative					
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?	Yes		2	0	2							The site is not located within an AQFA. The site is affected by existing noise and light pollution however, mainly stemming from it's location near to the M1. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral				
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)?	No		1	0	0							An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes	Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.	
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Pursue a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative				
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?	Yes		0	0	2							The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No		
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
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?	Yes		1	1	3							The site intersects a SINCA and multiple TPOs. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No					N/A	N/A	N/A	N/A	N/A	Neutral				
	Provide new or improved access to greenspaces?	No														
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No														
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown	Protect sites of geological importance?	Yes											The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No		
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	0	6										
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive				

Site Name	Waitrose South Harrow
Site Address	Waitrose South Harrow
Town/Locality	South Harrow
Est Housing Yield/Employment Space	124 C3 Units
Site Area (ha)	1.57
Site Description	Supermarket and surface level carpark Residential- 124 C3 Units Potential NHS floorspace
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework			Assessment													
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	2	1							The site makes provision for a redeveloped supermarket. The site is also located near to South Harrow town centre. The development of this site is subsequently likely to provide some benefits to the local economy and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	No			
	Support the provision of world class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	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?	Yes		Yes				Direct	Medium	Medium/Long	Localised	Permanent/irreversible					Significant Positive
	Safeguard existing town centres?	Yes															
	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															
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment/intensification of existing employment land to provide additional and high quality employment floor space?	No											The site is located adjacent to an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for a redeveloped supermarket, which is likely to generate some employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential significant positive effect is identified.	No			
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No															
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	No		0	0	2							In terms of accessibility, the site is located within walking distance of a primary school (400m), a secondary school (1km), and a GP surgery (600m), suggesting good accessibility to some local facilities and services. The site is classed as having a PTAL score of 4, suggesting good accessibility to public transport. The site is also located within walking distance of formal recreation (600m) and informal recreation (100m). Therefore, a potential minor positive effect is identified.	Yes		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.	
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No		Yes				Direct	Medium	Medium(10yrs)	Localised	Permanent/irreversible					Significant Positive
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: oeducation facilities? oeducation facilities? ohealth services?	Yes			0	2	4										
	Increase the delivery of new or enhanced community and health facilities?	No		Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible					Minor Positive
	Help ensure all children have access to a local school within reasonable walking distance?	Yes															
	Increase education facility provision for children with learning disabilities?	No															
	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse/discriminatory impact on protected characteristics/equality groups?	No											The site is located within walking distance of a community centre (200m), formal recreation (600m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. The site may also make provision for NHS floorspace, that could help to support the health of residents in the area. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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 life and community cohesion?	No		Yes	0	1	3										
	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						Direct	Low	Medium/Long	Localised	Permanent/irreversible					Minor Positive
	Increase and improve opportunities for active travel including walking and cycling?	Yes															
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No															
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes															
	Increase provision of private amenity space?	No															
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, families with children and other vulnerable groups	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No											The site makes provision for around 124 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes			
	Ensure all representative groups will be consulted and engaged with?	No															
	Increase the number of additional homes delivered to meet local needs/targets?	Yes			0	0	2										
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes						Direct	Low	Long(20+yrs)	Localised	Permanent/irreversible					Significant Positive
	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		Yes													
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits 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?	No											In terms of sustainable transport, the site is located within 300m walking distance from South Harrow tube station and around 200m to an existing bus stop. The site is classed as having a PTAL score of 4, suggesting good accessibility to public transport. The site is also in walking distance of a primary school (400m), a secondary school (1km), GP practice (600m) and employment site (adjacent). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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 of transport?	Yes			0	1	6										
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes															
	Improve existing cycling and walking network and provide new routes?	Yes						Direct	Low	Medium/Long	Localised	Permanent/irreversible					Minor Positive
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	No		Yes													
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 through the delivery of new or enhanced transport and communications infrastructure?	No											The site is not located within an AQFA. The site is affected by existing noise and light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes	The site should be required to implement noise and light mitigation measures.	Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light	
	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	1	1	2										
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes											An existing EV charger is within 200m of the site (within an acceptable distance according to the criteria). Additionally, as the site will reprovide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential significant positive effect is identified.	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)?	No			0	0	1										
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes															
	Promote a low carbon local economy?	No															
	Ensure new developments are energy efficient?	No															
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes											The site is located in Flood Zone 1 and around 900m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDS.	
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes			0	1	1										
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No		Yes				Direct	Low	Medium(10yrs)	Localised	Permanent/irreversible					Minor Positive
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	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											There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.	
	Avoid adverse effects on European designated habitats sites?	Yes			0	0	5										
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes															
	Conserve, enhance and repair natural and semi natural habitats?	Yes															
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes															
	Achieve biodiversity net gain (BNG) in new developments?	No															
	Provide new or improved access to greenspaces?	No															
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No		Yes			Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive					

access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes																
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	0	6												
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No				
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
	Improve the condition of the historic environment?	No																
	Encourage heritage-led regeneration?	No																
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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		0	0	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character, or a protected views corridor. Therefore, a potential minor positive effect is identified.	No				
	Promote high quality and contextually successful design?	No																
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes	Yes															
	Protect sensitive areas and protected views?	Yes																
	Safeguard landscape and townscape features such as trees?	No																
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?	Yes		0	1	4												
	Avoid development of greenfield land?	Yes																
	Promote the efficient use of minerals?	No																
	Protect soil quality and avoid soil pollution?	No																
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and is not within a groundwater protection zone or a historic landfill site. The nearest water course (Silk Stream and Edgware Brook) is 900m from the site however, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No				
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																
IIA14 Waste: To minimise waste.	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		0	0	1												
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																
	Ensure waste is dealt with in line with circular economy principles?	No																
	Yes	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No				
	Safeguard existing waste management sites?	Yes																

Site Name	Roxeth Library Clinic
Site Address	Roxeth Library & Clinic
Town/Locality	South Harrow
Est Housing Yield/Employment Space	15 C3 Units
Site Area (ha)	0.13
Site Description	Retail/Town centre uses Residential- 15 C3 Units Replacement community uses (library) Replacement NHS floorspace
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	Assessment Questions	Assessment Question Screened in?	IIA framework										Assessment						
			GIS Data Available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	1	2													
	Support the provision of world class infrastructure and connectivity?	No																	
	Support flexible working practices?	No																	
	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?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site makes provision for retail/town uses, as well as the provision of community uses. The site is also located within South Harrow district centre. The development of this site is subsequently likely to provide some benefits to the local economy and provide some employment opportunities. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No					
	Safeguard existing town centres?	Yes																	
	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																	
	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?	No																	
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?	No	Yes	0	0	2													
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No					Direct	Low	Medium(10yrs)	Localised	Permanent/Reversible	Minor Positive	The site is located less than 400m away from an employment site, allowing residents of the site access to employment opportunities. The site also makes provision for retail/town centre uses, which is likely to generate some employment opportunities. A replacement library and NHS floorspace may also increase employment opportunities, depending on the size of developments. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No					
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: education facilities? recreation facilities? health services?	Yes	Yes	0	2	4													
	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?	Yes																	
	Increase education facility provision for children with learning disabilities?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	In terms of accessibility, the site is located within walking distance of a primary school (200m), a secondary school (over 1km) and a GP surgery (400m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (500m) and informal recreation (adjacent). The site is classed as having a PTAL score of 5, suggesting good accessibility to public transport. The site also makes provision for some retail and community uses. Therefore, a potential significant positive effect is identified.	No					
	Ensure local facilities have capacity to accommodate proposed development?	No																	
	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																	
	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?	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?	No																	
	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																	
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Increase and improve opportunities for active travel including walking and cycling?	Yes	Yes	0	1	3													
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No					Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance of a place of worship (200m), formal recreation (500m) and informal recreation (adjacent). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes			Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.		
	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?	No																	
	Increase the number of additional homes delivered to meet local needs/targets?	Yes																	
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, families with children and other vulnerable groups	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No	Yes	0	1	1													
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes																	
	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																	
	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	Yes				Direct	Low	Long(20+yrs)	Localised	Permanent/Irreversible	Minor Positive	The site is expected to provide 15 new dwellings. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes					
	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: 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?	Yes	Yes	0	1	6													
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes																	
	Improve existing cycling and walking network and provide new routes?	Yes																	
	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 through the delivery of new or enhanced transport and communications infrastructure?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	In terms of sustainable transport, the site is located within 400m walking distance from South Harrow tube station and around 100m to an existing bus stop. The site is classed as having a PTAL score of 5, suggesting good accessibility to public transport. The site is also located within walking distance from a primary school (200m), secondary school (over 1km), GP surgery (400m), and an employment site (400m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	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?	Yes	Yes	0	0	4													
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes					N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution however. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No			Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.		
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)?	No	Yes	0	1	0													
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes																	
	Promote a low carbon local economy?	No																	
	Ensure new developments are energy efficient?	No																	
	Minimise greenhouse gas emissions?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	An existing EV charger is within 600m of the site (within an acceptable distance according to criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No			Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.		
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?	Yes	Yes	0	0	2													
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No																	
	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					Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No					
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?	Yes	Yes	0	0	5													
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes																	
	Conserve, enhance and repair natural and semi natural habitats?	Yes																	
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes																	
	Achieve biodiversity net gain (BNG) in new developments?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No			Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.		
Provide new or improved access to greenspaces?	No																		

SPECIALS AND HISTORICAL HERITAGE																		
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	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?	Yes																
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	0	0	6													
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No				
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Improve the condition of the historic environment?	No																
	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	Yes	0	0	4												
	Promote high quality and contextually successful design?	No																
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character or within the protected views setting corridor. Therefore, a potential minor positive effect is identified.	No				
IIA13 Soils and Water: To minimise water and soil pollution and ensure protection of natural resources including greenfield land, soil and minerals resources	Protect sensitive areas and protected views?	Yes																
	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	Yes	0	0	5												
	Avoid development of greenfield land?	Yes																
	Promote the efficient use of minerals?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The site also lies over 1000m from the nearest watercourse, suggesting that water pollution as a result of construction is highly unlikely. Therefore, a potential minor positive effect is identified.	No				
	Protect soil quality and avoid soil pollution?	No																
IIA14 Waste: To minimise waste.	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No																
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																
	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	Yes	0	0	1												
Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																	
Ensure waste is dealt with in line with circular economy principles?	No																	
Safeguard existing waste management sites?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No				Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.	

Site Name	Northolt Rd Nursery
Site Address	Northolt Road Nursery and Carpark at rear of 27 Northolt Road
Town/Locality	Harrow on the Hill and Sudbury
Est Housing Yield/Employment Space	37 C3 units
Site Area (ha)	0.30
Site Description	Residential- 37 C3 Units Office space Replacement nursery
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework				Assessment											
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	1	2	Direct	Medium	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site will provide additional employment space (specifically office space). The site is also located near to South Harrow town centre. The development of this site is subsequently likely to provide some benefits to the local economy through increased footfall and provide some employment opportunities. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
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?	Yes		0	0	2	Direct	Medium	Medium(10yrs)	Localised	Permanent/Irreversible	Minor Positive	The site is located within 400m of a number of employment sites, allowing residents of the site access to employment opportunities. The site will also make provision for employment space (specifically office space) which is likely to generate some employment opportunities. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No		
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No														
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: education facilities? recreation facilities? health services?	Yes		0	0	6	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	In terms of accessibility, the site is located within walking distance of a primary school (400m), a secondary school (1km), and a GP surgery (700m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (200m) and informal recreation (100m). The sites have PTAL scores between 4-6, suggesting good accessibility to public transport. The site may also make provision for commercial space. Therefore, a potential significant positive effect is identified.	No		
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No		0	0	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance of a community centre (100m), formal recreation (200m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	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?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes		0	1	1	Direct	Medium	Long(20+yrs)	Localised	Permanent/Irreversible	Minor Positive	The site makes provision for around 37 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	Increase the delivery numbers of and range of suitable accommodation to address the needs of older people (including those who require support or care)?	No														
	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														
	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: 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?	Yes		0	0	7	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Positive	In terms of sustainable transport, the site is located within walking distance to South Harrow tube station (600m) and an existing bus stop (100m). The sites have PTAL scores between 4-6, suggesting good accessibility to public transport. The site is located within walking distance from a primary school (400m), secondary school (1km), GP surgery (700m), and multiple employment sites (400m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes		1	1	2	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not within an existing AQFA, but is affected by existing noise pollution and light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No		0	1	0	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	An existing EV charger is within 600m of the site (within an acceptable distance according to criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN2: Energy Infrastructure provides enhancement as electric vehicle charging must be provided on site, if car parking is proposed.
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
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?	Yes		0	0	2	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No		
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	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		0	0	5	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Avoid adverse effects on European designated habitats sites?	Yes														
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No														
IIA11 Cultural Heritage: To protect and enhance the borough's cultural heritage assets and their settings	Protect sites of geological importance?	Yes		0	1	5	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie within a historic park/garden or archaeological priority area, and is not in close proximity to a nationally listed building, locally listed building, or	No		Local Plan Policy HE1 Historic Environment will
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes														
	Maintain and enhance access to cultural heritage assets?	Yes														

IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes	0	0	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	an archaeological priority area. The site is adjacent to a conservation area however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings, however an effect may not be able to be completely avoided. Therefore, a minor negative effect is identified.	Yes	not support proposals that will cause harm to heritage assets.
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No													
	Improve the condition of the historic environment?	No													
	Encourage heritage-led regeneration?	No													
	Help provide solutions to those assets on the Heritage at Risk register?	No													
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Yes	0	0	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character, or a protected views corridor. Therefore, a potential minor positive effect is identified.	No	
	Promote high quality and contextually successful design?	No													
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes													
	Protect sensitive areas and protected views?	Yes													
	Safeguard landscape and townscape features such as trees?	No													
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?	Yes	Yes	0	0	3	Direct	Low	Long(20+yrs)	Localised	Permanent/Irreversible	Minor Positive	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The site does not lie near to a water body, so water pollution as a result of construction would be limited. Therefore, a potential minor positive effect is identified.	No	
	Avoid development of greenfield land?	Yes													
	Promote the efficient use of minerals?	No													
	Protect soil quality and avoid soil pollution?	No													
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No													
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes													
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No													
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	Yes	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well requires developments to apply circular economy principles in order to improve resource efficiency.
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No													
	Ensure waste is dealt with in line with circular economy principles?	No													
	Safeguard existing waste management sites?	Yes													

Site Name	Grange Farm
Site Address	Grange Farm
Town/Locality	South Harrow
Est Housing Yield/Employment Space	300 C3 Units
Site Area (ha)	4.08
Site Description	Residential- 300 C3 Units Community uses Open space
Greenfield/Brownfield	Greenfield and Brownfield
Assumptions Made	None

IIA objective	IIA framework			Assessment												
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	2	0	1	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not make provision for employment space or retail/town centre uses. However, the site does lie within 400m of South Harrow town centre, so may provide some benefit to the local economy through increased footfall and spending within the town centre. Therefore, a potential minor positive effect is identified.	No		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	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														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	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														
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No	Yes	0	0	2	Direct	Medium	Medium(10yrs)	Localised	Permanent/Irreversible	Minor Positive	The site is located adjacent to an employment site, allowing residents of the site access to employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. Therefore, a potential minor positive effect is identified.	No		
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: education facilities? recreation facilities? health services?	Yes														
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No														
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
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, families with children and other vulnerable groups	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	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?	No														
	Increase the number of additional homes delivered to meet local needs/targets?	Yes														
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
	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 of transport?	Yes														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
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	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 through 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 vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes														
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
		Yes														
		Yes														
		Yes														
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 through the delivery of new or enhanced transport and communications infrastructure?	No														
	Minimise greenhouse gas emissions?	Yes														
		Yes														
		Yes														
		Yes														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	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														
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes														
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
	Avoid adverse effects on European designated habitats sites?	Yes														
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown assets)	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	No														
	Provide new or improved access to green spaces?	No														
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared green spaces within the borough)?	No														
	Protect sites of geological importance?	Yes														
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes														

Site Name	Harrow School Estate
Site Address	Harrow School Estate & John Lyon School
Town/Localities	Harrow on the Hill and Sudbury
Est Housing Yield/Employment Space	N/A
Site Area (ha)	11.28
Site Description	Refurbishment/redevelopment of school buildings, sports facilities and enhancement of playing fields
Greenfield/Brownfield	Greenfield and Brownfield
Assumptions Made	None

IIA Framework										Assessment						
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		1	1	1							As the school is located in close proximity to Harrow town centre, it is likely that pupils at the school utilise the facilities in the town centre, thus providing a small benefit to the local economy. Therefore, an indirect potential minor positive effect is identified.	No		
	Support the provision of world-class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes	Yes				Indirect	Low	Medium(10yrs)	Localised	Permanent/Reversible	Minor Positive				
	Safeguard existing town centres?	Yes														
	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														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No											As the development encompasses the refurbishment and redevelopment of school buildings, sports facilities and playing fields, it is unlikely that any new employment opportunities will be created through development. Therefore, a neutral effect is identified.	No		
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	No		1	0	1							As the development encompasses the refurbishment and redevelopment of school buildings, sports facilities and playing fields, the site's location in relation to schools, employment sites, a GP surgery and open space is not relevant. The majority of the site is classed as having a PTAL score of 1 or 2 however, suggesting some issues with accessibility to public transport. Therefore, a neutral effect is identified.	Yes		Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No	Yes				N/A	N/A	N/A	N/A	N/A	Neutral				
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: education facilities? recreation facilities? health services?	Yes														
	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?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral				
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender assignment, marriage and civil partnership or pregnancy/maternity?	No														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse/discriminatory impact on protected characteristics/equality groups?	No											As the development encompasses the refurbishment and redevelopment of school buildings, sports facilities and playing fields, the site's location in relation to community space and recreation is not relevant. The redevelopment of sports facilities and recreation should however support the health of pupils, as well as wider residents within the Borough who utilise the site. The site does contain an existing allotment, however the development proposed at this site is unlikely to lead to the loss of this. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of students/those employed on the site. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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 life and community cohesion?	No		1	0	3										
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive				
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes														
	Increase provision of private amenity spaces?	No														
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, families with children and other vulnerable groups	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No											As the development encompasses the refurbishment and redevelopment of school buildings, sports facilities and playing fields, the site's provision of housing is not relevant. Therefore, a neutral effect is identified.	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		2	0	0										
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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	Yes				N/A	N/A	N/A	N/A	N/A	Neutral				
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits 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?	No											In terms of sustainable transport, the site is located within 700m walking distance from Harrow on the Hill tube station and has multiple bus stops bordering the site. Harrow bus station is also nearby. The majority of the site is classed as having a PTAL score of 1 or 2 however, suggesting significant issues with accessibility to public transport. As the development encompasses the refurbishment and redevelopment of school buildings, sports facilities and playing fields, the site's location in relation to schools, employment sites, and a GP surgery is not relevant. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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 of transport?	Yes		1	0	6										
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive				
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	Increase and improve provision of strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	No											The site is not located within an AQFA. The site is affected by existing noise and light pollution however. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	No	Yes													
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	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		1	1	2							An existing EV charger is within 200m of the site (within a positive distance according to the criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes	Yes													
	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		0	0	1										
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Promote a low carbon local economy?	No											The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No		
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive				
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes		0	0	2										
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive				
	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														
	Avoid adverse effects on European designated habitats sites?	Yes		2	0	3										
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes											The site contains a SIN, and multiple TPOs. However as the site is already developed, and refurbishment rather than development of new buildings is proposed, the site is unlikely to have an impact on these designated sites/species. Policy G13 Biodiversity also provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG. Therefore, a neutral effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	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?	Yes														
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes														
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes		5	0	1	Direct	Low	Medium/Long	Localised	Permanent/irreversible				
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No											The site lies within a conservation area, historic park/garden and archaeological priority area, and contains nationally and locally listed buildings. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings, however an effect may not be able to be completely avoided. Therefore, a minor negative effect is identified.	Yes		Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.
	Improve the condition of the historic environment?	No														
	Encourage heritage-led regeneration?	No														

IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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	2	1	1														
	Promote high quality and consistently successful designs?	No																	
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes																	
	Protect sensitive areas and protected views?	Yes																	
Safeguard landscape and townscape features such as trees?	No																		
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?	Yes	0	1	4														
	Avoid development of greenfield land?	Yes																	
	Promote the efficient use of minerals?	No																	
	Protect soil quality and avoid soil pollution?	No																	
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No																	
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																	
Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No																		
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	0	0	1														
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																	
	Ensure waste is dealt with in line with circular economy principles?	No																	
	Safeguard existing waste management sites?	Yes																	
		Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Significant Negative	The site does not lie within areas of Green Belt. However, the site is within Metropolitan Open Land, and an area of special character, and the protected views setting corridor. Therefore, a potential significant negative effect is identified.	Yes	Loss of Green Belt or Metropolitan Open Land cannot be mitigated against. The developments should be required to maintain 'openness' of these sites in order to minimise the potential negative effect of redevelopment on Green Belt / MOL sites.					
		Yes				Direct	Medium	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site lies on land classified as 'urban' and 'non agricultural'. The site is a mixture of greenfield and brownfield land, however due to the nature of development proposed, it is unlikely that any greenfield land will be lost on the site. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Wealdstone Brook) is 1000m from the site, suggesting that water pollution as a result of construction is highly unlikely. Therefore, a potential minor positive is identified.	No						
		Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.					

Site Name	Brethrens Meeting Hall
Site Address	Brethrens Meeting Hall, The Ridgeway
Town/Locality	West Harrow
Est Housing Yield/Employment Space	N/A
Site Area (ha)	1.39
Site Description	SEND school
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	IIA framework			Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	Assessment				
				R	A	G							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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	No	Yes	3	0	0	N/A	N/A	N/A	N/A	Neutral	As the development encompasses the development of a SEND school, it is unlikely that the development will contribute to the economy. Therefore, a neutral effect is identified.	No				
	Support the provision of world class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	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?	Yes															
	Safeguard existing town centres?	Yes															
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes															
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Improve existing shopping facilities within town centres and neighbourhood parades?	No	Yes	2	0	0	N/A	N/A	N/A	N/A	Neutral	As the development encompasses the development of a SEND school, it is likely that some new employment opportunities will be created through development, in relation to the provision of education. The number of jobs created is expected to be low however. Therefore, a neutral effect is identified.	No				
	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No															
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes	Yes	1	1	4	N/A	N/A	N/A	N/A	Neutral	As the development encompasses the development of a SEND school, the site's location in relation to schools, employment sites, a GP surgery and open space is not relevant. The development of a SEND school should however help to increase the accessibility of children with learning disabilities to a suitable education facility. The site is classed as having a PTAL score of 1 however, suggesting transport accessibility issues exist. Therefore, a neutral effect is identified.	Yes		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.		
	Create new jobs in high value sectors, including in the green sector?	No															
	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: oeducation facilities? orecreation facilities? ohealth services?	Yes															
	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?	Yes															
	Increase education facility provision for children with learning disabilities?	Yes															
	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
	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?	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?	No	Yes	0	1	3	N/A	N/A	N/A	N/A	Minor Positive	The development of this SEND school will support the wellbeing of children with special needs, as it will provide suitably qualified teachers and facilities to develop. As the development encompasses the development of a SEND school, the site's location in relation to community space and recreation is not relevant. The site is not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of visitors to the health centre/those employed on the site. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.		
	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															
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No															
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	No															
	Increase provision of private amenity spaces?	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															
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	2	0	0	N/A	N/A	N/A	N/A	Neutral	As the development encompasses the development of a SEND school, the site's provision of housing is not relevant. Therefore, a neutral effect is identified.	No				
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes															
	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															
	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															
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	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	2	1	4	N/A	N/A	N/A	N/A	Neutral	In terms of sustainable transport, the site is located within 250m walking distance from an existing bus stop, and 500m of West Harrow tube station. The site is classed as having a PTAL score of 1 however, suggesting transport accessibility issues exist. As the development encompasses the development of a SEND school, the site's location in relation to schools, employment sites, and a GP surgery is not relevant. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a neutral effect is identified.	Yes	The site should be required to make contributions to improve the local public transport and active travel network, either onsite or offsite.	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.		
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes															
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes															
	Improve existing cycling and walking network and provide new routes?	Yes															
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	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	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	No	Yes	2	0	2	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA and is not affected by noise pollution. The site is affected by existing light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.		
	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															
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes	Yes	1	0	0	Direct	Low	Medium/Long	District-wide	Permanent/Irreversible	Minor Negative	An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes	Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.		
	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															
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes															
	Promote a low carbon local economy?	No															
	Ensure new developments are energy efficient?	No															
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes	Yes	0	0	2	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No			
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes															
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No															
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	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	Yes	2	0	3	N/A	N/A	N/A	N/A	Neutral	The site does not lie within close proximity to an SSSI or SSSI risk zone, or RIG. The site intersects a SIN and a TPO however. Policy G13 Biodiversity also provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a potential minor negative effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.		
	Avoid adverse effects on European designated habitats sites?	Yes															
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes															
	Conserve, enhance and repair natural and semi natural habitats?	Yes															
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes															
	Achieve biodiversity net gain (BNG) in new developments?	No															
	Provide new or improved access to greenspaces?	No															
IIA11 Historic Environment: To conserve and enhance the historic environment,	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No	Yes	0	0	6	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No			
	Protect sites of geological importance?	Yes															
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes															
	Maintain and enhance access to cultural heritage assets?	Yes															
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No															

heritage assets (including known and unknown archaeological sites) and their settings	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No	Yes				LOW	MEDIUM/LONG	LOCALISED	PERMANENT/IRREVERSIBLE	MINOR POSITIVE				
	Improve the condition of the historic environment?	No													
	Encourage heritage-led regeneration?	No													
	Help provide solutions to those assets on the Heritage at Risk register?	No													
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes		0	0	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character or within the protected views setting corridor. Therefore, a potential minor positive effect is identified.	No	
	Promote high quality and contextually successful design?	No													
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes	Yes												
	Protect sensitive areas and protected views?	Yes													
	Safeguard landscape and townscape features such as trees?	No													
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?	Yes		0	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The site also lies over 1000m from the nearest watercourse, suggesting that water pollution as a result of construction is highly unlikely. Therefore, a potential minor positive effect is identified.	No	
	Avoid development of greenfield land?	Yes													
	Promote the efficient use of minerals?	No													
	Protect soil quality and avoid soil pollution?	No													
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No	Yes												
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes													
Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No														
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No		0	0	1							The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No													
	Ensure waste is dealt with in line with circular economy principles?	No													
	Safeguard existing waste management sites?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral			

Site Name	Rayners Lane Station Carpark
Site Address	Rayners Lane Station Carpark
Town/Locality	Rayners Lane and North Harrow
Est Housing Yield/Employment Space	69 C3 Units
Site Area (ha)	0.85
Site Description	Residential- 69 C3 Units Reprovision of carparking Retail/ town centre uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework		Assessment														
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	No	Yes	0	1	2	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site makes provision for retail or other town centre uses. The site is also located within Rayners District centre. The development of this site is subsequently likely to provide some benefits to the local economy and provide some employment opportunities. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No			
	Support the provision of world-class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	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 uses?	Yes															
	Safeguard existing town centres?	Yes															
	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															
	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?	No															
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?	Yes	Yes	2	0	0	Direct	Low	Medium(10yrs)	Localised	Permanent/Irreversible	Minor Positive	The site is located over 2km from an employment site. However, the site makes some provision for retail and town centre uses, which is likely to generate some employment opportunities. As the site is located in an area of high deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the distance of the site from an employment site.	No			
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No															
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?	Yes	Yes	0	2	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of accessibility, the site is located within walking distance of a primary school (1000m), a secondary school (1000m) and a GP surgery (200m), suggesting good accessibility to some local facilities and services. The site is also located 100m from formal recreation and 100m from informal recreation. The site is classed as having a PTAL score of 3, suggesting there are some transport accessibility issues. Therefore, a potential minor positive effect is identified.	Yes		Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.	
	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?	Yes															
	Increase education facility provision for children with learning disabilities?	No															
	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
	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?	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?	No															
	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															
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Increase and improve opportunities for active travel including walking and cycling?	Yes	Yes	0	0	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance of a place of worship (300m), formal recreation (100m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	Increase and improve provision of informal and formal recreation (e.g. swimming pool, sports centre) facilities?	No															
	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?	No															
	Increase the number of additional homes delivered to meet local needs/targets?	Yes															
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes															
	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															
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, 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?	Yes	Yes	0	1	1	Direct	Low	Long(20+ yrs)	Localised	Permanent/Irreversible	Minor Positive	The site makes provision for 69 C3 units. In line with Policy HO4, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy HO5 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.	
	Provide a range of different sized housing sites in order to maintain a stable supply and five year land supply of deliverable sites?	No															
	Encourage 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?	Yes															
	Increase education facility provision for children with learning disabilities?	No															
	Ensure local facilities have capacity to accommodate proposed development?	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?	Yes	Yes	1	2	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of sustainable transport, the site is located within 100m walking distance from Rayners Lane tube station and less than 100m to an existing bus stop. The site is classed as having a PTAL score of 3, suggesting there are some transport accessibility issues. The site is also located within walking distance from a primary school (1000m), secondary school (1000m), and GP surgery (200m). The site is over 2km from an employment site however. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes															
	Improve existing cycling and walking network and provide new routes?	Yes															
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes															
	Reduce congestion on the strategic and local road network through 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 vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes															
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	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes	Yes	0	1	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA. The site is affected by existing light pollution however, and may be impacted by noise pollution from a nearby rail line. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.	
	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															
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)?	No	Yes	0	1	0	Direct	Low	Medium/Long	District-wide	Permanent/Irreversible	Significant Positive	An existing EV charger is within 600m of the site (within an acceptable distance according to the criteria). Additionally, as the site will reprovide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential significant positive effect is identified.	No			
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes															
	Promote a low carbon local economy?	No															
	Ensure new developments are energy efficient?	Yes															
	Minimise greenhouse gas emissions?	Yes															
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?	Yes	Yes	0	1	1	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and 400m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.	
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No															
	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															
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?	Yes	Yes	1	0	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within or in close proximity to an SSSI or SSSI risk zone, TPO or RIG. The site intersects a SINC however. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.	
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes															
	Conserve, enhance and repair natural and semi natural habitats?	Yes															
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes															
	Achieve biodiversity net gain (BNG) in new developments?	No															
	Provide new or improved access to greenspaces?	No															
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No	Yes	1	2	3	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	The site does not lie within an archaeological priority area, or in proximity to an ancient monument, or historic park/garden. The site is adjacent to a conservation area and within 50m of nationally listed building and a locally listed building however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings, however an effect may not be able to be completely avoided. Therefore, a	Yes		Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.	
	Protect sites of geological importance?	Yes															
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes															
	Maintain and enhance access to cultural heritage assets?	Yes															
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No															
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No															

Site Name	Harrow West Conservative
Site Address	Harrow West Conservative Association
Town/Localities	Rayners Lane
Est Housing Yield/Employment Space	13 C3 Units
Site Area (ha)	0.16
Site Description	Community or employment space Residential- 13 C3 Units
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework			Assessment												
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	0	0	3							This site lies on the Rayner Town Centre boundary and will provide retail use alongside residential development, which could help to support the creation of new businesses in a central location. The site may also potentially provide some employment space. However, it is currently unclear if the employment space will be delivered, therefore an uncertain effect has been identified.	No	Further details of the sites' redevelopment could mitigate the uncertain effect identified.	
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes														
	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes														
	Safeguard existing town centres?	No														
	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														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	Yes											Although the site is not located within 800m of a number of employment sites, the site may potentially provide some employment space. However, it is currently unclear if the employment space will be delivered, therefore an uncertain effect has been identified.	No	Further details of the sites' redevelopment could mitigate the uncertain effect identified.	
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes	Yes	1	1	0							The site is located within reasonable walking distance of a primary school (600m), a secondary school (1km), and a GP surgery (300m), suggesting good accessibility to local facilities and services. The site is also located within walking distance of formal recreation (500m) and informal recreation (100m). However, the site is classed as having a PTAL score of 3, suggesting some transport accessibility issues may exist. Therefore, a potential minor positive effect is identified.	Yes	Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.	
	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: oeducation facilities? oeducation facilities? ohealth services?	Yes	Yes	0	5	1										
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	Yes														
	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														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse/discriminatory impact on protected characteristics/equality groups?	No											The site is located within walking distance of a community centre (200m), formal recreation (500m) and informal recreation (100m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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 equality of life and community cohesion?	No	Yes	0	3	1										
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	Yes														
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes														
	Increase provision of private amenity space?	Yes														
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, families with children and other vulnerable groups	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes											The site makes provision for around 13 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes		
	Encourage the delivery of new or enhanced community and health facilities?	No														
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	No	0	2	0										
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	No											Whilst this site is within reasonable walking distance of a bus stop (100m) and Rayners Lane tube station (300m), the site is classed as having a PTAL score of 3, suggesting some transport accessibility issues may exist. The site is located within reasonable walking distance of a primary school (600m), secondary school (1km) and GP surgery (300m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes	Yes	1	3	3										
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes														
	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes	Yes	0	1	3							The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution however. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No	Local Plan Policy GR7: External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.	
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No	Yes	1	0	0							An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes	Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.	
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes											The site is located in Flood Zone 1 and therefore unlikely to flood. Although the site is within 500m of Heading Brook, the development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDS.	
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes	Yes	0	1	1										
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	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?	Yes											There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No	Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.	
	Avoid adverse effects on European designated habitats sites?	Yes	Yes	0	0	5										
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	Yes														
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Provide new or improved access to greenspaces?	Yes											The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No		
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	Yes														
	Protect sites of geological importance?	Yes														
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	0	0	6										
	Maintain and enhance access to cultural heritage assets?	Yes														
	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														
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No											The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character, or a protected views corridor. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the	
	Improve the condition of the historic environment?	No														
	Encourage heritage-led regeneration?	No														
	Help provide solutions to those assets on the Heritage at Risk register?	No														
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Yes	0	0	4							The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character, or a protected views corridor. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the	
	Promote high quality and contextually successful design?	No														
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes														
	Protect sensitive areas and protected views?	Yes														

Site Name	Pinner Telephone Exchange
Site Address	Pinner Telephone Exchange
Town/Locality	Pinner
Est Housing Yield/Employment Space	44 C3 Units
Site Area (ha)	0.51
Site Description	Residential- 44 C3 Units
Greenfield/Brownfield	Brownfield
Assumptions Made	It has been assumed that the site will deliver 50% affordable housing in line with the Policy H4 of the London Plan, as the site yield exceeds 10 dwellings.

IIA Framework			Assessment													
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	1	1	1							As the development encompasses the development of a SEND school, it is unlikely that the development will contribute to the economy. Therefore, a neutral effect is identified.	No		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes														
	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes														
	Safeguard existing town centres?	No														
	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														
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?	Yes	Yes	2	0	0							As the development encompasses the development of a SEND school, the site's location in relation to employment sites is not relevant. It is likely that some new employment opportunities will be created through development, in relation to the provision of education. The number of jobs created is expected to be low however. Therefore, a neutral effect is identified.	No		
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No														
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: education facilities? recreation facilities? health services?	Yes	Yes	2	0	4							The site is located within reasonable walking distance of a primary (1km) and secondary school (500m), formal recreation (300m) and informal recreation (100m), suggesting good access to some local facilities and services. However, the site is classed as having a PTAL score of 1b, with a GP surgery beyond walking distance (900m), suggesting significant transport accessibility issues may exist. Therefore, a potential minor positive effect is identified.	Yes		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	Yes														
	Ensure all residents have equitable access to education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender, assignment, marriage and civil partnership or pregnancy/maternity?	No														
	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?	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?	No	Yes	0	0	4							The site is located within walking distance of a community centre (500m), formal recreation (300m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	Yes														
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes														
	Increase provision of private amenity space?	Yes														
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes														
	Ensure all representative groups will be consulted and engaged with?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	No	0	1	1							The site is expected to provide 44 new dwellings. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect has been recorded.	Yes		Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
	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 of transport?	Yes														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
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											In terms of sustainable transport, the site is located 1km from Rayners Lane tube station and is classed as having a PTAL score of 1b, suggesting that the site has significant accessibility issues to public transport. However, the site is within walking distance of an existing bus stop (100m), a primary school (1km), and a secondary school (500m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor negative effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes														
	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	No														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
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?	Yes	Yes	0	1	3							The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution however. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing residents.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No	Yes	1	0	0							An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes		Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
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?	Yes	Yes	2	0	0							The edge of the site lies within Flood Zone 2 and 3, and backs onto Yeading Brook. This could make the site vulnerable to future flooding events, particularly if the severity of such events is exacerbated by climate change. In accordance with Local Plan Policy CN3: Reducing Flood Risk, a sequential test and Flood Risk Assessment will need to be prepared, to identify possible flooding and mitigation. Further details of these processes are required to determine the precise nature of the potential effect. Therefore, a potential minor negative effect is identified.	Yes		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDS.
	Ensure new development is designed to withstand future climate change e.g.: overheating and increased storm severity?	No														
	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?	Yes														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	Avoid adverse effects on European designated habitats sites?	Yes	Yes	1	0	4							The site intersects a SNC and open space. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	Yes														
	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 borough)?	Yes														
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	Yes														

access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes															
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	0	0	6											
	Maintain and enhance access to cultural heritage assets?	Yes															
	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					Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No			Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No															
	Improve the condition of the historic environment?	No															
	Encourage heritage-led regeneration?	No															
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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	Yes	0	0	4											
	Promote high quality and contextually successful design?	No															
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes					Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character or within the protected views setting corridor. Therefore, a potential minor positive effect is identified.	No			
	Protect sensitive areas and protected views?	Yes															
	Safeguard landscape and townscape features such as trees?	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?	Yes	Yes	1	0	4											
	Avoid development of greenfield land?	Yes															
	Promote the efficient use of minerals?	No															
	Protect soil quality and avoid soil pollution?	Yes															
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No					N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and on PDL. The development of this site would subsequently not lead to the loss of greenfield land. The site is also not within a groundwater protection zone or a historic landfill site. The site also abuts Yeading Brook however, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No			Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes															
IIA14 Waste: To minimise waste.	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	Yes	0	0	1											
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	Yes															
	Ensure waste is dealt with in line with circular economy principles?	No					N/A	N/A	N/A	N/A	N/A	Neutral	The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No			Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.
	Safeguard existing waste management sites?	Yes															

Site Name	Harrow View Telephone Exchange
Site Address	Harrow View Telephone Exchange
Town/Locality	Marlborough
Est Housing Yield/Employment Space	27 C3 Units
Site Area (ha)	0.28
Site Description	Residential- 27 C3 Units
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA framework										Assessment						
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	2	0	1	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not make provision for employment space or retail/town centre uses. However, the site does lie within 500m of Harrow Metropolitan centre. The development of this site is subsequently likely to provide some benefits to the local economy- including within the Harrow and Wealdstone Opportunity Area- through increased footfall. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No		
	Support the provision of world-class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
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?	Yes	Yes	1	0	1	Direct	Low	Medium(10yrs)	Localised	Permanent/irreversible	Minor Positive	The site is located within 800m from an employment site, allowing residents of the site access to employment opportunities. The site does not make provision for retail and town centre uses however. A potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No		
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No														
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?	Yes	Yes	1	1	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	In terms of accessibility, the site is located within walking distance of a primary school (400m), a secondary school (1.2km), and a GP surgery (400m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (400m) and informal recreation (100m). However, the site has a PTAL score of 1, suggesting that the site has significant accessibility issues to public transport. Therefore, a potential minor positive effect is identified.	Yes		Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No	Yes	0	1	3	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located within walking distance of a community centre (800m), formal recreation (400m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g. swimming pool, sports centre) facilities?	No														
	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?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	0	1	1	Direct	Medium	Long(20+yrs)	Localised	Permanent/irreversible	Minor Positive	The site makes provision for around 27 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.
	Increase the delivery of the right size of housing to address local needs, particularly family-sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
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?	Yes	Yes	2	1	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Negative	In terms of sustainable transport, the site is located 1km from Harrow and Wealdstone tube station and more than 800m from an existing bus stop and employment site. The site is subsequently classed as having a PTAL score of 1, suggesting that the site has significant accessibility issues to public transport. However, the site is within walking distance of a primary school (400m), a secondary school (1.2km) and a GP surgery (400m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant negative effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes	Yes	0	1	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No	Yes	0	1	0	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	An existing EV charger is within 600m of the site (within an acceptable distance according to criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CM2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
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?	Yes	Yes	0	0	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No		
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
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?	Yes	Yes	0	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No														
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	0	0	6	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No		
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No														
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No														
	Improve the condition of the historic environment?	No														
Encourage heritage-led regeneration?	No															

Site Name	North Harrow Methodist Church
Site Address	North Harrow Methodist Church
Town/Locality	North Harrow
Est Housing Yield/Employment Space	15-33 C3 Units
Site Area (ha)	0.34
Site Description	Reprovision of church and community use Residential- 15-33 C3 Units Potential for some retail/town centre use
Greenfield/Brownfield	Brownfield
Assumptions Made	It has been assumed that the current church and community use on site will be reprovided like for like, or of greater quality.

IIA framework			Assessment													
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	0	1	2	N/A	N/A	N/A	N/A	N/A	Uncertain	The site may make provision for some retail/town centre uses, which would provide additional employment space on the periphery of North Harrow Town Centre. However, it is currently unclear if the employment space will be delivered, therefore an uncertain effect has been identified.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.	
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
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?	Yes	Yes	1	1	0	N/A	N/A	N/A	N/A	N/A	Uncertain	Although the site is not within 800m of existing employment areas, the site has the potential to provide some retail/town centre uses. However, it is currently unclear if the employment space will be delivered, therefore an uncertain effect has been identified.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.	
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No														
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: education facilities? recreation facilities? health services?	Yes	Yes	1	1	4	Direct	Medium	Medium(10yrs)	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance from a primary school (700m), secondary school (300m), and GP surgery (500m). The site is also located within walking distance of formal recreation (400m) and informal recreation (200m), but public transport access is more limited with a PTAL score of 3. The site itself will provide community uses and potentially some retail/town centre uses. Therefore, a minor positive effect has been recorded.	Yes		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No	Yes	0	0	4	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located within walking distance of a community centre (500m), formal recreation (400m) and informal recreation (200m). The redevelopment of the site should also maintain the current church and community use present on site. The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g. swimming pool, sports centre) facilities?	No														
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes														
	Increase provision of private amenity space?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	0	2	0	Direct	Medium	Medium/Long	District-wide	Permanent/Reversible	Minor Positive	The site is expected to provide 15 and 33 new dwellings. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect has been recorded.	Yes		Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
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?	Yes	Yes	2	1	4	Direct	Medium	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	In terms of sustainable transport, the site is located within 700m walking distance of North Harrow station and less than 400m to an existing bus stop. The site is classed as having a PTAL score of 3, suggesting some accessibility issues to public transport may exist. The site is also located within walking distance from a primary school (700m), secondary school (300m), and GP surgery (500m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes	Yes	1	1	2	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not within an existing AQFA, but is affected by existing noise pollution and light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No	Yes	1	0	0	Direct	Low	Medium/Long	District-wide	Permanent/Irreversible	Minor Negative	An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes		Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
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?	Yes	Yes	0	1	1	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site is located in Flood Zone 1 and therefore unlikely to flood. Although the site is within 300m of Yeading Brook, the development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDS.
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
	Avoid adverse effects on European designated habitats sites?	Yes	Yes	1	0	4							The site does not lie within close proximity to an SSSI or SSSI risk zone, SINC or RIG. The site contains a number of TPOs however. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral			Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														

IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Achieve biodiversity net gain (BNG) in new developments?	No	Yes	0	0	6	N/A	N/A	N/A	N/A	N/A	Neutral	effect is identified.	No		developments to provide 15% BNG.
	Provide new or improved access to greenspaces?	No														
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the site)?	No														
	Protect sites of geological importance?	Yes														
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	0	0	6	Direct	Low	Medium/Lon g	Localised	Permanent/Irrever sible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No		
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond to the historic environment?	No														
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No														
	Improve the condition of the historic environment?	No														
	Encourage heritage-led regeneration?	No														
	Help provide solutions to those assets on the Heritage at Risk register?	No														
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Yes	0	0	4	Direct	Low	Medium/Lon g	Localised	Permanent/Irrever sible	Minor Positive	The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character or within the protected views setting corridor. Therefore, a potential minor positive effect is identified.	No		
	Promote high quality and contextually successful design?	No														
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes														
	Protect sensitive areas and protected views?	Yes														
	Safeguard landscape and townscape features such as trees?	No														
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?	Yes	Yes	0	1	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and on PDL. The development of this site would subsequently not lead to the loss of greenfield land. The site is also not within a groundwater protection zone or a historic landfill site. The site lies within 600m of Yeading Brook, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No		Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.
	Avoid development of greenfield land?	Yes														
	Promote the efficient use of minerals?	No														
	Protect soil quality and avoid soil pollution?	No														
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets?	Yes														
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of water bodies?	Yes														
	Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No														
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	Yes	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No		Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well requires developments to apply circular economy principles in order to improve resource efficiency.
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No														
	Ensure waste is dealt with in line with circular economy principles?	No														
	Safeguard existing waste management sites?	Yes														

Site Name	Hatch End Telephone Exchange
Site Address	Hatch End Telephone Exchange
Town/Locality	Hatch End
Est Housing Yield/Employment Space	44 C3 Units
Site Area (ha)	0.38
Site Description	Residential- 44 C3 Units Potential for town centre uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework			Assessment													
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	1	0	2		N/A	N/A	N/A	N/A	Uncertain	The site is located next to Hatch End town centre. The development of this site is subsequently likely to provide some benefits to the local economy. The site could also potentially make provision for town centre uses. However, it is currently unclear if town centre uses will be delivered, and thus employment opportunities created. Therefore an uncertain effect has been recorded.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.		
	Support the provision of world class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	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?	Yes															
	Safeguard existing town centres?	Yes															
	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															
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No											The site is located over 800m from an employment site. The site may potentially make provision for town centre uses which is likely to generate some employment opportunities, however, it is currently unclear if town centre uses will be delivered. Therefore an uncertain effect has been recorded.	No	Further details of the site redevelopment could mitigate the uncertain effect identified.		
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No															
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes	Yes	2	0	0		N/A	N/A	N/A	N/A	Uncertain	In terms of accessibility, the site is located within walking distance of a primary school (800m), a secondary school (1.2km), and a GP surgery (200m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (400m) and informal recreation (200m). The site has a PTAL score of 2, suggesting that the site has some accessibility issues to public transport. Therefore, a potential minor positive effect is identified.	Yes	Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.		
	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: education facilities? recreation facilities? health services?	Yes															
	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?	Yes															
	Increase education facility provision for children with learning disabilities?	No															
	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse/discriminatory impact on protected characteristics/equality groups?	No											The site is located within walking distance of a place of worship (200m), formal recreation (400m) and informal recreation (200m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.		
	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 life and community cohesion?	No															
	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															
	Increase and improve opportunities for active travel including walking and cycling?	Yes															
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No															
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes															
	Increase provision of private amenity space?	No															
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, families with children and other vulnerable groups	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No											The site makes provision for around 44 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.		
	Ensure all representative groups will be consulted and engaged with?	No															
	Increase the number of additional homes delivered to meet local needs/targets?	Yes															
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes															
	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															
	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															
	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: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Provide a range of different sized housing sites in order to maintain a stable supply and five year land supply of deliverable sites?	No											In terms of sustainable transport, the site is subsequently classed as having a PTAL score of 2, suggesting that the site has some accessibility issues to public transport. However, the site is within walking distance of Hatch End tube station (500m) and an existing bus stop (100m). The site is also in walking distance of a primary school (800m), a secondary school (1.3km), and GP practice (200m). The site is not in close walking distance to an employment site (1.5km) however. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.		
	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?	Yes															
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes															
	Improve existing cycling and walking network and provide new routes?	Yes															
	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 through the delivery of new or enhanced transport and communications infrastructure?	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	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes	Yes	1	0	3		N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA. The site is affected by existing noise and light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No	Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.		
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes															
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)?	No											An existing EV charger is within 600m of the site (within an acceptable distance according to criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.		
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes															
	Promote a low carbon local economy?	No															
	Ensure new developments are energy efficient?	No															
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes	Yes	0	1	0		Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located in Flood Zone 1 and around 400m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.	
	Support the delivery of new or enhanced transport and communications infrastructure?	No															
	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															
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No															
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	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											There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No	Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.		
	Avoid adverse effects on European designated habitats sites?	Yes															
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes															
	Conserve, enhance and repair natural and semi natural habitats?	Yes															
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes															
	Achieve biodiversity net gain (BNG) in new developments?	No															
	Provide new or improved access to green spaces?	No															
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared green spaces within the borough)?	No															

access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes																
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	0	6												
	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No				
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
	Improve the condition of the historic environment?	No																
	Encourage heritage-led regeneration?	No																
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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		0	0	4												
	Promote high quality and contextually successful design?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie within areas of Green Belt or MOL. It also does not fall within an area of special character, or a protected views corridor. Therefore, a potential minor positive effect is identified.	No				
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes																
	Protect sensitive areas and protected views?	Yes																
	Safeguard landscape and townscape features such as trees?	No																
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?	Yes		0	1	4												
	Avoid development of greenfield land?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (River Pinn) is 400m from the site, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No			Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.	
	Promote the efficient use of minerals?	No																
	Protect soil quality and avoid soil pollution?	No																
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No	Yes															
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																
IIA14 Waste: To minimise waste.	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		0	0	1												
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																
	Ensure waste is dealt with in line with circular economy principles?	No																
	Safeguard existing waste management sites?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No			Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.	

Site Name	Harrow Arts Centre
Site Address	Harrow Arts Centre
Town/Localities	Pinner and Hatch End
Est Housing Yield/Employment Space	N/A
Site Area (ha)	0.73
Site Description	Expansion and modernisation of arts centre
Greenfield/Brownfield	Greenfield and Brownfield
Assumptions Made	None

IIA objective	IIA framework			Assessment												
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	1	2	0	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The development encompasses the expansion and modernisation of an arts centre which is likely to support the local economy by supporting the retention of existing businesses, as well as the potential growth of new businesses. It may also attract visitors to the Borough. Therefore, a potential minor positive effect is identified.	No		
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	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?	No														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	No	Yes	1	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	Although the development encompasses the expansion and modernisation of an arts centre, it is unlikely that many new employment opportunities will be created through development. Therefore, a neutral effect is identified.	No		
	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: education facilities? recreation facilities? health services?	Yes			0	1	5									
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	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?	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?	No			0	0	4									
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes														
	Increase provision of private amenity space?	No														
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, families with children and other vulnerable groups	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			2	0	0									
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits 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?	No														
	Provide a range of different sized housing sites in order to maintain a stable supply and five-year land supply of deliverable sites?	No														
	Encourage 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														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	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	Reduce congestion on the strategic and local road network through 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 vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes														
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
	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														
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes														
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes														
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	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?	Yes														
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes														
IIA11 Historic Environment: To conserve and enhance the historic environment,	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No														
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No														

heritage assets (including known and unknown archaeological sites) and their settings	Improve the condition of the historic environment?	No	Yes			Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	and their settings, however an effect may not be able to be completely avoided. Therefore, a minor negative effect is identified.	Yes		
	Encourage heritage-led regeneration?	No													
	Help provide solutions to those assets on the Heritage at Risk register?	No													
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	0	1	3	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Positive	The site does not lie within areas of MOL, within an area of special character or within the protected views setting corridor. The site is adjacent to Green Belt land, however development of the site should not expand into the Green Belt. Therefore, a potential minor positive effect is identified.	No		
	Promote high quality and contextually successful design?	No													
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes													
	Protect sensitive areas and protected views?	Yes													
IIA13 Soils and Water: To minimise water and soil pollution and ensure protection of natural resources including greenfield land, soil and minerals resources	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	1	1	3	Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	The site lies on land classified as 'urban' and does not lie within a groundwater protection zone or a historic landfill site. The site is a mixture of brownfield and greenfield land. Development of the site could subsequently lead to the loss of a small amount of greenfield land. The site also lies adjacent to the River Pinn, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a potential minor negative effect is identified.	Yes	The loss of greenfield land is permanent and irreversible and cannot be mitigated.	Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.
	Avoid development of greenfield land?	Yes													
	Promote the efficient use of minerals?	No													
	Protect soil quality and avoid soil pollution?	No													
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No													
IIA14 Waste: To minimise waste.	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes													
	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	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No	Local Plan policy CE1 Reducing and Managing Waste requires adequate material facilities to be delivered in a development, as well requires developments to apply circular economy principles in order to improve resource efficiency.	
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No													
Encourage waste is dealt with in line with circular economy principles?	No														
Safeguard existing waste management sites?	Yes														

Site Name	Vernon Lodge
Site Address	Vernon Lodge
Town/Locality	Harrow Weald
Est Housing Yield/Employment Space	Special older persons accommodation
Site Area (ha)	0.36
Site Description	Special older persons accommodation
Greenfield/Brownfield	Brownfield
Assumptions Made	It has been assumed that GP services will be available at Belmont Clinic. This site is also proposed for redevelopment to expand existing services.

IIA objective	IIA framework						Assessment						Potential for cumulative effects?	Mitigation	Enhancement
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance			
IIA1 Economy: To deliver economic growth and support the creation of new businesses, whilst supporting the growth and retention of existing businesses	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	1	2	0							As the development is specialist housing for older people, the site's will not contribute significantly to the economy. Therefore, a neutral effect is identified.	No	
	Support the provision of world-class infrastructure and connectivity?	No													
	Support flexible working practices?	No													
	Protect and retain an adequate supply of employment floor space to address business needs?	Yes													
	Enhance the vitality and viability of town centres, by retaining and providing additional floor space for town centre use?	Yes					N/A	N/A	N/A	N/A	N/A	Neutral			
	Safeguard existing town centres?	No													
	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													
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	Yes											As the development is specialist housing for older people, the site's location in relation to employment sites is not relevant. Therefore, a neutral effect is identified.	No	
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No													
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes	Yes	2	0	0							As the development is specialised housing for older people, the site's location in relation to schools and formal recreation is not relevant. In terms of accessibility, the site is located within walking distance of a GP surgery (800m) and informal recreation (100m). The site has a PTAL score of 1b, suggesting that the site has significant accessibility issues to public transport. Therefore, a neutral effect is identified.	Yes	Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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: education facilities? recreation facilities? health services?	Yes	Yes	1	2	3									
	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?	Yes													
	Increase education facility provision for children with learning disabilities?	No													
	Ensure local facilities have capacity to accommodate proposed development?	Yes													
	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													
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Encourage the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	Yes											As the development is specialised housing for older people, the site's location in relation to formal recreation is not relevant. The site is located within walking distance of informal recreation (100m), but is over 1km to a community centre. The site is also not currently used as an allotment, but is located close to existing allotments. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a neutral effect is identified.	Yes	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes													
	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 life and community cohesion?	No	Yes	1	0	3									
	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													
	Increase and improve opportunities for active travel including walking and cycling?	Yes													
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	Yes													
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes													
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, families with children and other vulnerable groups	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes											The site makes provision specialist older person housing. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. By expanding the existing development of sheltered living for older people, the site can provide more suitable accommodation for older people in the Borough. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	Yes													
	Increase the number of additional homes delivered to meet local needs/targets?	Yes	No	2	0	0									
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes													
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes													
	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													
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits 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?	No											Vernon Lodge is located within reasonable walking distance of some services such as recreation spaces and an allotment. However, most facilities such as formal recreation, GP surgeries are beyond an 800m walking distance. The site also has a PTAL score of 1b, indicating that although there is a nearby bus stop, a single service runs from here. Rail links are also beyond walking distance of the site. This could lead to some journeys being made via private car rather than active travel modes. Therefore, a potential minor negative effect is identified.	Yes	The site should be required to make contributions to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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 of transport?	Yes	Yes	3	1	3									
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes													
	Improve existing cycling and walking network and provide new routes?	Yes													
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	Yes													
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 through the delivery of new or enhanced transport and communications infrastructure?	No											The site is not located within an AQFA, or existing noise pollution and light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No	Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	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	1	0	3									
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes											An existing EV charger is over 100m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes	Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.
	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 (2023)?	No	Yes	1	0	0									
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes													
	Promote a low carbon local economy?	No													
	Ensure new developments are energy efficient?	No													
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes											The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No	
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes	Yes	0	0	2									
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No													
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	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?	Yes											The site does not lie within or in close proximity to an SSSI or SSSI risk zone, TPO or RIG. The site lies within 400m of a SINC however. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No	Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Avoid adverse effects on European designated habitats sites?	Yes	Yes	0	1	4									
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes													
	Conserve, enhance and repair natural and semi natural habitats?	Yes													
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes													
	Achieve biodiversity net gain (BNG) in new developments?	Yes													
	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 borough)?	Yes													
IIA11 Heritage: To conserve and/or enhance heritage assets, historic environment, and their settings?	Protect sites of geological importance?	Yes											The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of		
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	0	0	6									

Site Name	Belmont Clinic
Site Address	Belmont Clinic
Town/Locality	Kenton and Belmont
Est Housing Yield/Employment Space	N/A
Site Area (ha)	0.37
Site Description	Replacement/expanded medical centre Potential community/town centre uses Potential residential
Greenfield/Brownfield	Greenfield and Brownfield
Assumptions Made	None

IA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	IA framework			Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement	LBHC Comments	
				R	A	G												
IIA1 Economy: To deliver economic growth and support the creation of new businesses, whilst supporting the growth and retention of existing businesses	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		1	1	1						Minor Positive	Expansion /redevelopment of the existing clinic is likely to provide some employment opportunities, as well as safeguard existing employment land. The development will subsequently provide benefit to the local and wider economy. Therefore, a potential minor positive effect is identified.	No				
	Support the provision of world class infrastructure and connectivity?	No																
	Support flexible working practices?	No																
	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?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/ Irreversible	Minor Positive						
	Safeguard existing town centres?	Yes																
	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																	
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 Marrow and Wealdstone Opportunity Area?	No																	
Create new jobs in high value sectors, including in the green sector?	No			2	0	0						Minor Positive	The site makes provision for the expansion/redevelopment of the existing clinic, which is likely to lead to more high skilled employment opportunities. Therefore, a potential minor positive effect is identified.	No				
IIA2 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	Yes				Direct	Low	Medium (10yrs)	Localised	Permanent/ Irreversible	Minor Positive						
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: education facilities? recreation facilities? health services?	Yes		2	2	2						Neutral	As the development encompasses the replacement/expansion of the medical centre and its community uses, the site's location in relation to schools, employment sites, a GP surgery and open space is not relevant. The replacement/expansion of the medical centre and its community uses should support more local residents to access health services and facilities. However, the site is classed as having a PTAL score of 2, suggesting accessibility issues to public transport. Therefore, a neutral effect is identified.	Yes		Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.		
	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?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral						
	Increase education facility provision for children with learning disabilities?	No																
	Ensure local facilities have capacity to accommodate proposed development?	No																
	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																
	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?	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		0	1	3							Minor Positive	As the development encompasses the replacement/expansion of the medical centre and its community uses, the site's location in relation to schools, employment sites and recreation is not relevant. The replacement/expansion of the medical centre and its community uses should however support the health of local residents. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of visitors to the health centre those employed on the site. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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																
Increase and improve opportunities for active travel including walking and cycling?	Yes																	
Increase and improve provision of informal and formal recreation (e.g. swimming pool, sports centre) facilities?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/ Irreversible	Minor Positive							
Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes																	
Increase provision of private amenity spaces?	No																	
Encourage the protection of allotments and encourage the delivery of new or enhanced transport and communications infrastructure?	No																	
Ensure all representative groups will be consulted and engaged with?	No																	
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes		2	0	0							It is unclear whether housing will be delivered on this site. Therefore, an uncertain effect is identified.	No	Further details of the sites' redevelopment could mitigate the uncertain effect identified.			
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	Yes																
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes																
	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	Yes				N/A	N/A	N/A	N/A	N/A	Uncertain						
	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																
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: 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?	Yes		4	1	2							In terms of sustainable transport, the site is located within 100m walking distance from an existing bus stop, but is over 1.5km to Harrow and Wealdstone tube station. The site is classed as having a PTAL score of 2, suggesting accessibility issues to public transport. As the development encompasses the replacement/expansion of the medical centre and its community uses, the site's location in relation to schools, employment sites, and a GP surgery is not relevant. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor negative effect is identified.	Yes	The site should make contributions to improve to the local public transport and active travel network, either onsite or offsite.	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.		
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes																
	Improve existing cycling and walking network and provide new routes?	Yes																
	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 through the delivery of new or enhanced transport and communications infrastructure?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/ Irreversible	Minor Negative						
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?	Yes		1	0	3							The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution however. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.		
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral						
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)?	No		1	0	0							An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes	Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.			
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes																
	Promote a low carbon local economy?	No																
	Ensure new developments are energy efficient?	No	Yes				Direct	Low	Medium/Long	District-wide	Permanent/ Irreversible	Minor Negative						
Minimise greenhouse gas emissions?	Yes																	
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?	Yes		0	1	1							The site is located in Flood Zone 1 and around 900m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.		
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/ Irreversible	Minor Positive						
	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																
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?	Yes		1	0	4							The site does not lie within close proximity to an SSSI or SSSI risk zone, TPO, or RIG. The site intersects a SINCE however. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.		
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes																
	Conserve, enhance and repair natural and semi natural habitats?	Yes																
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes																
	Achieve biodiversity net gain (BNG) in new developments?	No	Yes				N/A	N/A	N/A	N/A	N/A	Neutral						
	Provide new or improved access to greenspaces?	No																
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?	Yes																	
Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	0	6								The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No				
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Maintain and enhance access to cultural heritage assets?	Yes																
	Ensure that new development considers historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/ Irreversible	Minor Positive						
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																
	Improve the condition of the historic environment?	No																
	Encourage heritage led regeneration?	No																
Help provide solutions to those assets on the Heritage at Risk register?	No																	
IIA12 Landscape and Townscape: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes		1	0	3							The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views setting corridor, however Local Plan Policy G15 View Management will safeguard protected views in line with Policy HCA of the London Plan (2021). Additionally, Local Plan Policy GR1 Achieving a	No		Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the		
	Minimise high quality and visually successful design?	No																
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes																
Protect sensitive areas and protected views?	Yes																	

To conserve and enhance the borough's landscape and townscape character	Safeguard landscape and townscape features such as trees?	No	Yes			N/A	N/A	N/A	N/A	N/A	Neutral	High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No		character and landscape of which it is built in.	
	Seek to improve or remediate contaminated land or reuse previously developed land which has not been restored?	Yes		0	2	3										
IIA13 Soils and Water: To minimise water and soil pollution and ensure protection of natural resources including greenfield land, soil and minerals resources	Avoid development of greenfield land?	Yes														
	Promote the efficient use of minerals?	No														
	Protect soil quality and avoid soil pollution?	No														
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No														
	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative	The site lies on land classified as 'urban', and is a mixture of brownfield and greenfield land. If the existing development were to be expanded, a small portion of greenspace land could be lost. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Silk Stream and Edgware Brook) is 900m from the site (below the 'safe' threshold of 1000m), suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a potential minor negative is identified.	Yes	The loss of greenfield land cannot be mitigated.	Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.
Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No															
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No		0	0	1										
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No														
	Ensure waste is dealt with in line with circular economy principles?	No														
	Safeguard existing waste management sites?	Yes	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No		Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.

Site Name	Travellers Rest, Kenton Road
Site Address	Travellers Rest, Kenton Road
Town/Locality	Kenton West
Est Housing Yield/Employment Space	109 C3 Units
Site Area (ha)	0.69
Site Description	Residential- 109 C3 Units Town centre uses Reprovision of pub and hotel
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA framework				Assessment													
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	1	2							The site is a mixed use development that makes provision for town centre uses. The site is also located within Kenton district centre. The development of this site is subsequently likely to provide some benefits to the local economy and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	No			
	Support the provision of world class infrastructure and connectivity?	No															
	Support flexible working practices?	No															
	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?	Yes															
	Safeguard existing town centres?	Yes															
	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															
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment/intensification of existing employment land to provide additional and high quality employment floor space?	No											The site is located over 800m from an employment site. However, the site makes some provision for town centre uses, which is likely to generate some employment opportunities. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the distance of the site from an employment site.	No			
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes															
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes											In terms of accessibility, the site is located within walking distance of a primary school (700m), a secondary school (800m) and a GP surgery (100m), suggesting good accessibility to some local facilities and services. The site is also located 500m from formal recreation and 300m from informal recreation. The site is classed as having a PTAL score of 5, suggesting good accessibility to public transport. The site also makes provision for some town centre uses. Therefore, a potential significant positive effect is identified.	No			
	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: education facilities? recreation facilities? health services?	Yes															
	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?	Yes															
	Increase education facility provision for children with learning disabilities?	No															
	Ensure local facilities have capacity to accommodate proposed development?	No															
	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															
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse/discriminatory impact on protected characteristics/equality groups?	No											The site is located within walking distance of a community centre (250m), formal recreation (500m) and informal recreation (300m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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 life and community cohesion?	No															
	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															
	Increase and improve opportunities for active travel including walking and cycling?	Yes															
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No															
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes															
	Increase provision of private amenity space?	No															
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, families with children and other vulnerable groups	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No											The site makes provision for 109 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes			
	Ensure all representative groups will be consulted and engaged with?	No															
	Increase the number of additional homes delivered to meet local needs/targets?	Yes															
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No															
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes															
	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															
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits 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?	No											The site makes provision for 109 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes			
	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 of transport?	Yes															
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes															
	Improve existing cycling and walking network and provide new routes?	Yes															
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	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	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	No											In terms of sustainable transport, the site is located within 100m walking distance from Kenton tube station and around 100m to an existing bus stop. The site is classed as having a PTAL score of 5, suggesting good accessibility to public transport. The site is also located within walking distance from a primary school (700m), secondary school (800m), and GP surgery (100m). The site is over 800m from an employment site however. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential significant positive effect is identified.	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?	Yes															
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes															
		Yes															
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 through the delivery of new or enhanced transport and communications infrastructure?	No											An existing EV charger is around 200m of the site (within a positive distance according to the criteria). The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN2: Energy Infrastructure requires electric vehicle charging to be provided on site, if car parking is proposed.	
	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)?	Yes															
	Support the shift towards usage of electric and ultralow emissions vehicles?	No															
	Promote a low carbon local economy?	No															
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Ensure new developments are energy efficient?	Yes											The site is located in Flood Zone 1 and around 400m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDS.	
	Minimise greenhouse gas emissions?	Yes															
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes															
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No															
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	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											There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G13 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.	
	Avoid adverse effects on European designated habitats sites?	Yes															
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes															
	Conserve, enhance and repair natural and semi natural habitats?	Yes															
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes															
	Achieve biodiversity net gain (BNG) in new developments?	No															
	Provide new or improved access to green spaces?	No											The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development				
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared green spaces within the borough)?	No															
	Protect sites of geological importance?	Yes															
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes															
	Maintain and enhance access to cultural heritage assets?	Yes															

Site Name	Kenton Rd Telephone Exchange
Site Address	Kenton Rd Telephone Exchange
Town/Localities	Kenton East
Est Housing Yield/Employment Space	12 C3 units
Site Area (ha)	0.08
Site Description	Residential- 12 C3 Units Town centre uses Community uses
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	IIA framework			Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancement
				R	A	G										
IIA1 Economy: To deliver economic growth and support the creation of new businesses, whilst supporting the growth and retention of existing businesses	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes	Yes	1	1	1	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site makes provision for town centre uses on the ground floor of the development. The site does lie within 500m of Kenton town centre. The development of this site is subsequently likely to provide some benefits to the local economy through increased footfall. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No		
	Support the provision of world-class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
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?	No															
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?	Yes	Yes	1	1	0	Direct	Low	Medium(10yrs)	Localised	Permanent/irreversible	Minor Positive	The site is located within 800m from an employment site, allowing residents of the site access to employment opportunities. The site also makes some provision for town centre uses, which is likely to generate some employment opportunities. A potential minor positive effect is identified- as opposed to a significant positive- due to the small size of the site.	No		
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No														
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: o education facilities? o recreation facilities? o health services?	Yes	Yes	0	2	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	In terms of accessibility, the site is located within walking distance of a primary school (1km), a secondary school (1km), and a GP surgery (600m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (400m) and informal recreation (400m). The site has a PTAL score of 3, suggesting that the site has some accessibility issues to public transport. Therefore, a potential minor positive effect is identified.	Yes		Policy CI1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No	Yes	0	1	3	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located within walking distance of a community centre (600m), formal recreation (400m) and informal recreation (400m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	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?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	1	1	0	Direct	Medium	Long(20+yrs)	Localised	Permanent/irreversible	Minor Positive	The site makes provision for around 12 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
	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: 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?	Yes	Yes	1	2	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	In terms of sustainable transport, the site is located 1km from Kenton tube station and is classed as having a PTAL score of 3, suggesting that the site has some accessibility issues to public transport. However, the site is within walking distance of an existing bus stop (100m), a primary school (less than 1km), a secondary school (over 1km) and a GP surgery (600m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor effect is identified.	No		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes	Yes	1	1	2	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not within an existing AQFA, but is affected by existing noise pollution and light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
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)?	No	Yes	1	0	0	Direct	Low	Medium/Long	District-wide	Permanent/irreversible	Minor Negative	An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes		Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
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?	Yes	Yes	0	2	0	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative	The site is located in Flood Zone 2 and is 100m from the nearest watercourse. This could make the site vulnerable to future flooding events, particularly if the severity of such events is exacerbated by climate change. In accordance with Local Plan Policy CN3: Reducing Flood Risk, a sequential test and Flood Risk Assessment will need to be prepared, to identify possible flooding and mitigation. Further details of these processes are required to determine the precise nature of the potential effect. Therefore, a potential minor negative effect is identified.	Yes		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	Avoid adverse effects on European designated habitats sites?	Yes	Yes	0	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	There are no designated nature conservation or geological sites within or in close proximity to the site. Policy G3 Biodiversity also requires that the site should provide 15% biodiversity net gain. Therefore, a minor positive effect is identified.	No		Local Plan Policy G3: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gains (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No															

access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes																	
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes		0	0	6													
	Maintain and enhance access to cultural heritage assets?	Yes																	
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No					
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																	
	Improve the condition of the historic environment?	No																	
	Encourage heritage-led regeneration?	No																	
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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		1	0	3													
	Promote high quality and contextually successful design?	No																	
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes					N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within areas of Green Belt or MOL, or within an area of special character. It does fall within the protected views setting corridor, however Local Plan Policy GRS View Management will safeguard protected views in line with Policy HC4 of the London Plan (2021). Additionally, Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No				Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in.	
	Protect sensitive areas and protected views?	Yes																	
IIA13 Soils and Water: To minimise water and soil pollution and ensure protection of natural resources including greenfield land, soil and minerals resources	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		0	1	4													
	Avoid development of greenfield land?	Yes																	
	Promote the efficient use of minerals?	No																	
	Protect soil quality and avoid soil pollution?	No																	
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No	Yes				N/A	N/A	N/A	N/A	N/A	Neutral	The site lies on land classified as 'urban' and on PDL. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Wealdstone Brook) is 100m from the site, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a neutral effect has been recorded.	No				Local Plan Policy CN4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.	
Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																		
IIA14 Waste: To minimise waste.	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		0	0	1													
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																	
	Ensure waste is dealt with in line with circular economy principles?	No																	
	Yes					N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.	No				Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.		
	Safeguard existing waste management sites?	Yes																	

Site Name	Wolstenholme
Site Address	Wolstenholme Rectory Lane
Town/Locality	Stanmore and Harrow Weald
Est Housing Yield/Employment Space	25 C2 units
Site Area (ha)	0.25
Site Description	Specialist older person housing: 25 C2 units
Greenfield/Brownfield	The existing site is brownfield, however expansion would creep onto greenfield.
Assumptions Made	None

IIA objective	IIA framework			Assessment										Potential for cumulative effects?	Mitigation	Enhancement		
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	Description of potential effects					
IIA1 Economy: To deliver economic growth and support the creation of new businesses, whilst supporting the growth and retention of existing businesses	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		2	1	0												
	Support the provision of world class infrastructure and connectivity?	No																
	Support flexible working practices?	No																
	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?	Yes																
	Safeguard existing town centres?	Yes																
	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																
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	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?	No																
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes		1	1	0												
	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: oeducation facilities? orecreation facilities? ohealth services?	Yes			1	1	4											
	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?	Yes																
	Increase education facility provision for children with learning disabilities?	No																
	Ensure local facilities have capacity to accommodate proposed development?	No																
	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																
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	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?	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?	No		0	0	4												
	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																
	Increase and improve opportunities for active travel including walking and cycling?	Yes																
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No																
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes																
	Increase provision of private amenity space?	No																
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, families with children and other vulnerable groups	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		0	1	1												
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No																
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Provide affordable homes of the tenure and size to meet the identified needs?	Yes																
	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																
	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																
	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 of transport?	Yes																
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes																
	Improve existing cycling and walking network and provide new routes?	Yes																
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	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	Reduce congestion on the strategic and local road network through 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 vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes																
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes																
	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																
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes																
	Promote a low carbon local economy?	No																
	Ensure new developments are energy efficient?	No																
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes																
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes																
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No																
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and	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																
	Avoid adverse effects on European designated habitats sites?	Yes																
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes																
	Conserve, enhance and repair natural and semi natural habitats?	Yes																
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes																
	Achieve biodiversity net gain (BNG) in new developments?	No																
	Provide new or improved access to greenspaces?	No																
	Contribute to creating a network of new wildlife habitats, considering all public, private and shared greenspaces within the borough?	No																

Site Name	Marsh Lane Gas Holders
Site Address	Marsh Lane Gas Holders
Town/Locality	Edgware and Burnt Oak
Est Housing Yield/Employment Space	70 C3 Units
Site Area (ha)	0.88
Site Description	Residential- 70 C3 Units
Greenfield/Brownfield	Greenfield and Brownfield
Assumptions Made	None

IIA framework			Assessment													
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		3	0	0							The site does not make provision for employment space or retail/town centre uses, nor does it lie in close proximity to a town centre. The development of this site is subsequently unlikely to benefit the local economy. Therefore, a potential minor negative effect is identified.	No	Provision should be made on or near the site for retail/town centre uses, in order to provide some benefit to the local economy.	
	Support the provision of world class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative				
	Safeguard existing town centres?	Yes														
	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														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No											The site is located around 700m away from an employment site, allowing residents of the site access to employment opportunities. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. The site does not make provision for employment space or retail/town centre uses however. Therefore, a potential minor positive effect is identified.	No		
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	Yes														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	Yes		0	2	0							In terms of accessibility, the site is located within walking distance of a primary school (600m), a secondary school (600m) a GP surgery (700m), and informal recreation (adjacent) suggesting good accessibility to some local facilities and services. The site is located over 800m from formal recreation however. Additionally, the site is classed as having a PTAL score of 2 however, suggesting some accessibility issues to public transport. Therefore, a potential minor positive effect is identified.	Yes	Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.	
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No	Yes				Direct	Low	Medium(10yrs)	Localised	Permanent/Reversible	Minor Positive				
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: oeducation facilities? oeducation facilities? ohealth services?	Yes														
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Avoid an adverse or discriminatory impact on protected characteristics/equality groups?	No											The site is located within walking distance of a community centre (400m) and informal recreation (adjacent), but is over 800m to formal recreation, which may make it difficult from some residents to access. The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g. swimming pool, sports centre) facilities?	No														
	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?	No														
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, families with children and other vulnerable groups	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	No		1	0	3							The site makes provision for 70 C3 units. In line with Policy HD4, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes	Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.	
	Increase the number of additional homes delivered to meet local needs/targets?	Yes		0	0	2										
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits 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?	No											In terms of sustainable transport, the site is located within 800m walking distance from Carons Park tube station and around 300m to an existing bus stop. The site is classed as having a PTAL score of 2 however, suggesting some accessibility issues to public transport. The site is also located within walking distance from a primary school (600m), secondary school (600m), GP surgery (700m), and employment site (700m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.	
	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 of transport?	Yes														
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	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 through the delivery of new or enhanced transport and communications infrastructure?	No														
	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	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?	Yes		2	0	2							The site is not located within an AQFA. The site is affected by existing noise and light pollution however. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes	Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air	
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes														
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Ensure 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											An existing EV charger is over 600m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes	Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.	
	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)2	No														
	Support the shift towards usage of electric and ultra low emissions vehicles?	Yes														
	Promote a low carbon local economy?	No														
	Ensure new developments are energy efficient?	No														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Minimise greenhouse gas emissions?	Yes											The site is located in Flood Zone 1 and around 300m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor effect is identified.	No	Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.	
	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)2	No														
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
	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														
	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														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	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											The site does not lie within close proximity to an SSSI or SSSI risk zone, TPO, or RIG. The site does intersect a SINCC. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No	Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.	
	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes														
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Provide new or improved access to greenspaces?	No											The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development of this site. Therefore, a potential minor positive effect is identified.	No		
	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?	Yes														
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes														
	Maintain and enhance access to cultural heritage assets?	Yes														
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No														

IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	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	0	1	3																			
	Promote high quality and contextually successful design?	No																						
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes																						
	Protect sensitive areas and protected views?	Yes																						
Safeguard landscape and townscape features such as trees?	No	Yes				N/A	N/A	N/A	N/A	N/A	N/A	Neutral								The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views setting corridor, however Local Plan Policy G45 View Management will safeguard protected views in line with Policy HCA of the London Plan (2021). Additionally, Local Plan Policy G41 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No		Local Plan Policy G41 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in.	
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?	Yes	0	2	3																			
	Avoid development of greenfield land?	Yes																						
	Promote the efficient use of minerals?	No																						
	Protect soil quality and avoid soil pollution?	No																						
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No	Yes				Direct	Low	Medium/Long	Localised	Permanent/Irreversible	Minor Negative									The site lies on land classified as 'urban', and is a mixture of brownfield and greenfield land. Development of the site would likely lead to a small portion of greenspace land being lost. The site is not within a groundwater protection zone or a historic landfill site. However, the historic use of the site as a gas holders may have potential contamination issues that require remediation. The nearest water course (Silk Stream and Edgware Brook) is 300m from the site, suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy C4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a potential minor negative is identified.	Yes	The loss of greenfield land is permanent and irreversible and cannot be mitigated.	Local Plan Policy C4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.
Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes																							
Ensure adequate provision for sewerage infrastructure is made for new developments in line with predicted needs?	No																							
IIA14 Waste: To minimise waste.	Encourage new developments to provide adequate space for waste separation?	No	0	0	1																			
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No																						
	Ensure waste is dealt with in line with circular economy principles?	No																						
	Yes	Yes				N/A	N/A	N/A	N/A	N/A	N/A	Neutral									The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No		Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.
	Safeguard existing waste management sites?	Yes																						

Site Name	Canons Park Station Carpark
Site Address	Canons Park Station Carpark
Town/Locality	Edware and Burnt Oak
Est Housing Yield/Employment Space	26 C3 Units
Site Area (ha)	0.43
Site Description	Residential- 26 C3 Units
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA objective	IIA framework						Assessment											
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	No	Yes	3	0	0						Minor Negative	The site does not make provision for employment space or retail/town centre uses, nor does it lie within a town centre. The development of this site is subsequently unlikely to benefit the local economy. Therefore, a potential minor negative effect is identified.	No	Provision should be made on or near the site for retail/town centre uses, in order to provide some benefit to the local economy.			
	Support the provision of world class infrastructure and connectivity?	No																
	Support flexible working practices?	No																
	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?	Yes																
	Safeguard existing town centres?	Yes																
	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																
	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?	No																
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?	Yes	Yes	0	2	0						Minor Positive	The site is located 500m from an employment site. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. However, a potential minor positive effect is identified, as opposed to a potential significant positive- due to the small size of the site.	No				
	Encourage developers to demonstrate how they are investing in skills and employing local people?	No																
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: education facilities? recreation facilities? health services?	Yes	Yes	0	1	5						Minor Positive	In terms of accessibility, the site is located within walking distance of a primary school (600m), a secondary school (600m) and a GP surgery (150m), suggesting good accessibility to some local facilities and services. The site is also located 100m from formal recreation and 100m from informal recreation. The site is classed as having a PTAL score of 3, suggesting there are some transport accessibility issues. Therefore, a potential minor positive effect is identified.	No	Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.			
	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?	Yes																
	Increase education facility provision for children with learning disabilities?	No																
	Ensure local facilities have capacity to accommodate proposed development?	No																
	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																
	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?	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?	No																
	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																
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Increase and improve opportunities for active travel including walking and cycling?	Yes	Yes	0	1	3						Minor Positive	The site is located within walking distance of a community centre (600m), formal recreation (100m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.			
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No																
	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?	No																
	Increase the number of additional homes delivered to meet local needs/targets?	Yes																
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No																
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes																
	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																
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, 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	Yes	0	1	1						Minor Positive	The site makes provision for 26 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential minor positive effect is identified.	Yes	Local Plan Policy H05 Genuinely Affordable Housing requires sites over 10 units to provide 35-50% affordable housing, where possible.			
	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 of transport?	Yes																
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes																
	Improve existing cycling and walking network and provide new routes?	Yes																
	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 through 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 vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes																
	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes																
	Yes																	
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes	Yes	0	2	5						Minor Positive	In terms of sustainable transport, the site is located within 100m walking distance from Canons Park tube station and less than 100m to an existing bus stop. The site is classed as having a PTAL score of 3, suggesting there are some transport accessibility issues. The site is also located within walking distance from a primary school (600m), secondary school (600m), and GP surgery (150m), and employment site (500m). No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.			
	Improve existing cycling and walking network and provide new routes?	Yes																
	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 through 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 vehicular movement and commercial activities, either through their location or through causing a further deterioration as a result of new development?	Yes																
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	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes	Yes	1	0	3						Neutral	The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No	Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.			
	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																
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)?	No	Yes	1	0	0						Minor Negative	An existing EV charger is over 1000m of the site. The site subsequently does not support the shift to EV vehicles. Policy CN2: Energy Infrastructure requires the provision of EV chargers on site, however this requirement is dependent on car parking being proposed. As the site does not appear to provide car parking, a potential minor negative effect is identified.	Yes	Electric vehicle charging should be provided at street level, if the site is unable to provide car parking.			
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes																
	Promote a low carbon local economy?	No																
	Ensure new developments are energy efficient?	No																
	Minimise greenhouse gas emissions?	Yes																
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?	Yes	Yes	0	1	1						Minor Positive	The site is located in Flood Zone 1 and 400m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No	Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.			
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No																
	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																
	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																
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?	Yes	Yes	1	0	4						Neutral	The site does not lie within close proximity to an SSSI or SSSI risk zone, TPO or RIG. The site intersects a SINCE however. Policy G3 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No	Local Plan Policy G3: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.			
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes																
	Conserve, enhance and repair natural and semi natural habitats?	Yes																
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes																
	Achieve biodiversity net gain (BNG) in new developments?	No																
	Provide new or improved access to greenspaces?	No																
	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?	Yes																	
IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets, buildings, towns and villages	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes	Yes	2	0	4						Minor Negative	The site does not lie within an archaeological priority area, or in proximity to an ancient monument, nationally listed building, or a locally listed building. The site is adjacent to a conservation area and a historic park/garden however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their settings.	No	Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.			
	Maintain and enhance access to cultural heritage assets?	Yes																
	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																
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																

Site Name	Amner Lodge
Site Address	Amner Lodge
Town/Locality	Stanmore and Harrow Weald
Est Housing Yield/Employment Space	141 C3 Units
Site Area (ha)	1.37
Site Description	Residential- 141 C3 Units Supermarket Reprovision of some car parking
Greenfield/Brownfield	Greenfield and Brownfield
Assumptions Made	None

IIA objective	IIA framework			Assessment												
	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	Yes		0	1	2							The site is a mixed use development that makes provision for retail uses, including a supermarket. The site is also located within Stanmore district centre. The development of this site is subsequently likely to provide benefits to the local economy and provide some employment opportunities. Therefore, a potential significant positive effect is identified.	No		
	Support the provision of world-class infrastructure and connectivity?	No														
	Support flexible working practices?	No														
	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?	Yes														
	Safeguard existing town centres?	Yes														
	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														
IIA2 Employment: To create greater employment opportunities and higher value jobs for all ages across the whole borough	Support the redevelopment / intensification of existing employment land to provide additional and high quality employment floor space?	No											The site is located over 800m from an employment site. However, the site makes some provision for retail space, which is likely to generate some employment opportunities. As the site is located in an area of medium deprivation, provision of employment opportunities could subsequently also improve rates of deprivation in the area. However, a potential minor positive effect is identified- as opposed to a significant positive- due to the distance of the site from an employment site.	No		
	Support the economic regeneration of areas such as the Harrow and Wealdstone Opportunity Area?	No														
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Create new jobs in high value sectors, including in the green sector?	No		1	1	0							In terms of accessibility, the site is located within walking distance of a primary school (700m), a secondary school (over 1km) and a GP surgery (700m), suggesting good accessibility to some local facilities and services. The site is also located within walking distance of formal recreation (100m) and informal recreation (adjacent). The site is classed as having a PTAL score of 2 however, suggesting some accessibility issues to public transport. Therefore, a potential minor positive effect is identified.	Yes		Policy C1: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.
	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: oeducation facilities? oeducation facilities? ohealth services?	Yes														
	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?	Yes														
	Increase education facility provision for children with learning disabilities?	No														
	Ensure local facilities have capacity to accommodate proposed development?	No														
	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														
	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?	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?	No		0	0	4							The site is located within walking distance of a community centre (100m), formal recreation (100m) and informal recreation (adjacent). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	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														
	Increase and improve opportunities for active travel including walking and cycling?	Yes														
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No														
	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?	No														
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, families with children and other vulnerable groups	Increase the number of additional homes delivered to meet local needs/targets?	Yes		0	0	2							The site makes provision for 141 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes		
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No														
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes														
	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														
	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														
	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: 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?	Yes		2	1	4							In terms of sustainable transport, the site is located within 500m walking distance from Stanmore tube station and around 100m to an existing bus stop. The site is classed as having a PTAL score of 2 however, suggesting some accessibility issues to public transport. The site is also located within walking distance from a primary school (700m), secondary school (over 1km), GP surgery (700m). The site is over 800m from an employment site however. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
	Encourage intensification in existing residential areas in the most accessible locations within the borough?	Yes														
	Improve existing cycling and walking network and provide new routes?	Yes														
	Increase and improve opportunities to access public transport including where there are existing issues (such as steps)?	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	Reduce congestion on the strategic and local road network through the delivery of new or enhanced transport and communications infrastructure?	No											The site is not located within an AQFA and is not affected by existing noise pollution. The site is affected by existing light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	No		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.
	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														
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes											An existing EV charger is over 600m of the site. However, as the site will re-provide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	Yes		
	Ensure new developments are energy efficient?	No														
	Minimise greenhouse gas emissions?	Yes														
	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														
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes														
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Promote a low carbon local economy?	No											The site is located in Flood Zone 1 and around 900m from the nearest watercourse and therefore unlikely to flood. The development of the site is not expected to increase flood risk as the site is already developed. Therefore, a potential minor positive effect is identified.	No		Local Plan Policy CN4: Sustainable Drainage requires sites to incorporate natural flood risk solutions, such as SUDs.
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No														
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	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											The site does not lie within or in close proximity to an SSSI or RIG. The site is within 200m from a SINCS and contains a TPO however. The site is also within an SSSI impact risk zone that limits residential development to 100 units. Policy G13 Biodiversity also provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.
	Avoid adverse effects on European designated habitats sites?	Yes														
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes														
	Conserve, enhance and repair natural and semi natural habitats?	Yes														
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes														
	Achieve biodiversity net gain (BNG) in new developments?	No														
	Provide new or improved access to greenspaces?	No														
	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?	Yes														
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes														
IIA11 Heritage: To maintain and enhance access to cultural heritage assets?	Maintain and enhance access to cultural heritage assets?	Yes		0	0	6							The site does not lie in close proximity to any designated heritage assets. Damage or loss of heritage assets should subsequently be avoided through the development			
		Yes														

IIA11 Historic Environment: To conserve and enhance the historic environment, heritage assets (including known and unknown archaeological sites) and their settings	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No	Yes			3	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	of this site. Therefore, a potential minor positive effect is identified.	No		
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No														
	Improve the condition of the historic environment?	No														
	Encourage heritage-led regeneration?	No														
	Help provide solutions to those assets on the Heritage at Risk register?	No														
IIA12 Landscape and Townscape: To conserve and enhance the borough's landscape and townscape character	Respect, maintain and strengthen local landscape and townscape character and distinctiveness?	Yes	Yes	1	0	3	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within areas of Green Belt or MOL, or within an area of special character. The site does fall within the protected views setting corridor, however Local Plan Policy GR5 View Management will safeguard protected views in line with Policy HC4 of the London Plan (2021). Additionally, Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in. Therefore, a neutral effect is identified.	No		Local Plan Policy GR1 Achieving a High Standard of Development Design and Layout Considerations requires all development proposals to respect the character and landscape of which it is built in.
	Promote high quality and contextually successful design?	No														
	Avoid development of Green Belt and Metropolitan Open Land which would have a negative visual impact?	Yes														
	Protect sensitive areas and protected views?	Yes														
	Safeguard landscape and townscape features such as trees?	No														
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?	Yes	Yes	0	2	3	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative	The site lies on land classified as 'urban', and is a mixture of brownfield and greenfield land. Development of the site would likely lead to a small portion of greenspace land being lost. The site is not within a groundwater protection zone or a historic landfill site. The nearest water course (Silk Stream and Edgware Brook) is 900m from the site (below the 'safe' threshold of 1000m), suggesting that water pollution as a result of construction may occur without appropriate site mitigation. However, Local Plan Policy CH4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution. Therefore, a potential minor negative is identified.	Yes	The loss of greenfield land is permanent and irreversible and cannot be mitigated.	Local Plan Policy CH4 Sustainable Drainage requires major development to ensure appropriate best practice is followed with respect to the control of water pollution.
	Avoid development of greenfield land?	Yes														
	Promote the efficient use of minerals?	No														
	Protect soil quality and avoid soil pollution?	No														
	Ensure water resources are used efficiently and contribute to the achievement of residential and commercial water usage targets in new developments?	No														
IIA14 Waste: To minimise waste.	Protect groundwater and surface water, including water bodies, from pollution and contribute to improving the water quality of groundwater and water bodies?	Yes	Yes	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located on or near to a safeguarded waste site. The development of this site in isolation will likely have no influence on waste minimisation across Harrow Borough. However, Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as suggests that building materials should be repurposed where possible.	No		Local Plan policy CE1 Reducing and Managing Waste requires adequate general waste, recycling and organic material facilities to be delivered in a development, as well as requires developments to apply circular economy principles in order to improve resource efficiency.
	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														
	Encourage the repurposing and refurbishing of buildings, instead of demolition?	No														
	Ensure waste is dealt with in line with circular economy principles?	Yes														
Safeguard existing waste management sites?	Yes															

Site Name	Stanmore Station Carpark
Site Address	Stanmore Station Carpark
Town/Locality	Stanmore and Harrow Weald
Est Housing Yield/Employment Space	183 C3 Units
Site Area (ha)	1.39
Site Description	Residential- 183 C3 Units Reprovision of car parking
Greenfield/Brownfield	Brownfield
Assumptions Made	None

IIA framework			Assessment																												
IIA objective	Assessment Questions	Assessment Question Screened in?	GIS Data Available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	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	Support existing and new businesses within the borough by encouraging innovation, diversification and good quality economic development?	No	Yes	2	0	1	Direct	Low	Medium(10Yrs)	Localised	Permanent/irreversible	Minor Positive	The site does not make provision for employment space or retail/town centre uses. The site is around 400m from Stanmore town centre however. The development of this site may subsequently provide some benefits to the local economy. Therefore, a potential minor positive effect is identified.	No																	
	Support the provision of world class infrastructure and connectivity?	No																													
	Support flexible working practices?	No																													
	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 uses?	Yes																													
	Safeguard existing town centres?	Yes																													
	Maintain a range of uses in town centres including retail, community infrastructure, culture, residential and employment?	Yes																													
IIA2 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	Yes	1	1	0	Direct	Low	Medium(10Yrs)	Localised	Permanent/irreversible	Minor Negative	The site is located over 2km from an employment site, and does not make provision for employment space or retail/town centre uses. The development of the site is therefore unlikely to reduce employment rates across the Borough. Therefore, a potential minor negative effect is identified.	No	Provision should be made on or near the site for retail/town centre uses, in order to provide some benefit to the local economy.																
	Ensure all residents have equitable access to local services and facilities, taking into account the needs of an aging population, including: education facilities? recreation facilities? health 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? 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?	Yes No No No No No No No No No No No	Yes	1	1	4	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	In terms of accessibility, the site is located within walking distance of a primary school (100m), a secondary school (100m) and a GP surgery (400m), suggesting good accessibility to some local facilities and services. The site is also located 700m from formal recreation and 100m from informal recreation. The site is classed as having a PTAL score of 2, suggesting there are some transport accessibility issues. Therefore, a potential minor positive effect is identified.	Yes	Policy C11: Safeguarding and Securing Social Infrastructure requires sites to make contributions towards the provision of enhanced or new social infrastructure, in locations where there are existing capacity issues or a need is identified, to support new development.																
IIA3 Accessibility: To improve local accessibility to healthcare, education, retail facilities, general community facilities and recreational resources (including open spaces and sports facilities)	Use design to create safe and attractive neighbourhoods, suitable for all members of the community, which contribute towards quality of life and community cohesion?	No	Yes	0	2	1	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located within walking distance of a community centre (800m), formal recreation (700m) and informal recreation (100m). The site is also not currently used as an allotment. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to improve the health and wellbeing of residents. Therefore, a potential minor positive effect is identified.	Yes		Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.															
	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																													
	Increase and improve opportunities for active travel including walking and cycling?	Yes																													
	Increase and improve provision of informal and formal recreation (e.g.: swimming pool, sports centre) facilities?	No																													
	Ensure everyone has access to open space to help promote healthy lifestyles and wellbeing	Yes																													
	Increase provision of private amenity spaces?	No																													
	Encourage the protection of allotments and encourage the delivery of new spaces to grow food?	No																													
IIA4 Health and Wellbeing: Enable residents to lead a healthy, good quality life	Increase the number of additional homes delivered to meet local needs/targets?	Yes	Yes	0	0	2	Direct	Low	Long(20+Yrs)	Localised	Permanent/irreversible	Significant Positive	The site makes provision for 183 C3 units. In line with Policy H04, the site should seek to secure a minimum of 35-50% affordable homes, subject to viability. Therefore, a potential significant positive effect is identified.	Yes																	
	Increase the delivery of the right size of housing to address local needs, particularly family sized housing (three bed or more)?	No																													
	Provide affordable homes of the tenure and size to meet the identified needs?	Yes																													
	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																													
	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																													
	Provide a range of different sized housing sites in order to maintain a stable supply and five year land supply of deliverable sites?	No																													
	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, families with children and other vulnerable groups	Ensure new development is located within an accessible distance to facilities, services and jobs via the use of sustainable modes of transport?															Yes	Yes	2	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	In terms of sustainable transport, the site is located within 100m walking distance from Stanmore tube station and less than 100m to an existing bus stop. The site is classed as having a PTAL score of 2, suggesting there are some transport accessibility issues. The site is also located within walking distance from a primary school (100m), secondary school (100m), and GP surgery (400m). The site is over 2km from an employment site however. No cycle routes are in proximity to the site, however Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users. Provision of these routes alongside development could help to increase opportunities for active travel. Therefore, a potential minor positive effect is identified.	Yes	The site should make contributions to improve to the local public transport and active travel network, either onsite or offsite.	Local Plan Policy M1 Sustainable Transport requires developments to support the delivery of new local cycle networks, as well as provide accessible cycle parking for all users.
Encourage intensification in existing residential areas in the most accessible locations within the borough?		Yes																													
Improve existing cycling and walking network and provide new routes?		Yes																													
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 through the delivery of new or enhanced transport and communications infrastructure?		No																													
IIA6 Sustainable Travel: To reduce the need to travel and promote sustainable travel habits including walking, cycling and public transport usage.		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	1	1	2	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not located within an AQFA. The site is affected by existing noise and light pollution. Additional air, noise and light pollution may be generated through construction, however this effect is likely to be temporary. Local Plan Policies GR7: External Lighting and GR1: Achieving a High Standard of Development should help to ensure light, air and noise pollution levels are not exacerbated by the redevelopment of the site. Therefore, a neutral effect is identified.	Yes		Local Plan Policy GR7 External Lighting requires sites to be designed to minimise harm from light pollution. Policy GR1 Achieving a High Standard of Development should minimise the impacts of noise, air quality and light pollution on future and existing occupiers.														
		Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security?	Yes																												
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	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	Yes	1	0	0	Direct	Low	Medium/Long	District-wide	Permanent/irreversible	Minor Positive	An existing EV charger is over 1000m of the site. However, as the site will re-provide car parking spaces, electric vehicle charging will be provided in line with Local Plan Policy CN2: Energy Infrastructure. The site subsequently supports the shift to EV vehicles. Therefore, a potential minor positive effect is identified.	Yes																	
	Support the shift towards usage of electric and ultralow emissions vehicles?	Yes																													
	Promote a low carbon local economy?	No																													
	Ensure new developments are energy efficient?	No																													
	Minimise greenhouse gas emissions?	Yes																													
IIA8 Minimising Contributions to Climate Change: To reduce the borough's contribution towards the emission of climate change gases	Minimise flood risk and ensure new development contributes to the provision of sustainable urban drainage?	Yes	Yes	0	0	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is located in Flood Zone 1 and does not lie within close proximity of a watercourse. It is therefore unlikely to flood. Therefore, a potential minor positive effect is identified.	No																	
	Ensure new development is designed to withstand future climate change e.g. overheating and increased storm severity?	No																													
	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																													
IIA9 Adaptation to Climate Change: Adapt to the effects of climate change including flood risk, extreme weather and reduced water availability	Avoid adverse effects on European designated habitats sites?	Yes	Yes	1	0	4	N/A	N/A	N/A	N/A	N/A	Neutral	The site does not lie within close proximity to an SSSI or SSSI risk zone, TPO or RIG. The site intersects a SINP however. Policy G13 Biodiversity provides mitigation as it highlights that any loss of biodiversity must be avoided through the development of this site, and provide 15% biodiversity net gain. Therefore, a neutral effect is identified.	No		Local Plan Policy G13: Biodiversity highlights that any loss of biodiversity must be avoided through the development of this site, and requires developments to provide 15% BNG.															
	Conserve, enhance and repair nationally and locally designated wildlife sites?	Yes																													
	Conserve, enhance and repair natural and semi natural habitats?	Yes																													
	Contribute to the delivery of new or safeguard existing BAP priority species and habitats?	Yes																													
	Achieve biodiversity net gain (BNG) in new developments?	No																													
	Provide new or improved access to greenspaces?	No																													
	Contribute to creating a network of new wildlife habitats, (considering all public, private and shared greenspaces within the borough)?	No																													
IIA10 Biodiversity: To safeguard and enhance biodiversity and geodiversity and improve connectivity between, and access to, green spaces and functional habitats.	Protect sites of geological importance?	Yes	Yes	1	0	5	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Negative	The site does not lie within a historic park/garden or archaeological priority area, and is not in close proximity to a nationally listed building, locally listed building or an archaeological priority area. The site is adjacent to a conservation area however. Local Plan Policy HE1 Historic Environment provides some mitigation as the policy will seek to ensure developments do not cause harm to heritage assets and their	Yes		Local Plan Policy HE1 Historic Environment will not support proposals that will cause harm to heritage assets.															
	Conserve and/or enhance heritage assets, historic environment, and their settings?	Yes																													
	Maintain and enhance access to cultural heritage assets?	Yes																													
	Ensure that new development uses existing historic character and heritage significance to guide new development and respond appropriately to local character, townscape and context?	No																													
	Contribute to the better management of heritage assets and contribute to conserving heritage at risk?	No																													

