

103 – 123 Kilburn High Road / Kilburn Square Market Supplementary Planning Document

Sustainability Appraisal

Draft Final Sustainability Appraisal Report

**(Incorporating an Environmental Report under the Environmental
Assessment of Plans and Programmes Regulations 2004 No.1633)**



Prepared by Brent Council

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ABBREVIATIONS

AQMA	Air Quality Management Area
BRAT	Brondesbury Residents and Tenants Association
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
CO	Carbon monoxide
DfT	Department for Transport
DPD	Development Plan Documents
EIA	Environmental Impact Assessment
GLA	Greater London Assembly
GOL	Government Office for London
KABRAG	Kilburn and Brondesbury Residents Associations Group
LDD	Local Development Documents
LDF	Local Development Framework
LPA	Local Planning Authority
LTP	Local Transport Plan
NO2	Nitrogen dioxide
ONS	Office of National Statistics
ODPM	Office of the Deputy Prime Minister
PM10	Particles
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SKNDC	South Kilburn New Deal for Communities
SO2	Sulphur dioxide
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
UDP	Unitary Development Plan

i. EXECUTIVE SUMMARY

A non-technical summary of the findings of the Sustainability Appraisal of the draft Supplementary Planning Document for 103 – 123 Kilburn High Road / Kilburn Square Market

i.i The site is located on Kilburn High Road, Kilburn, a major town centre as designated by the Brent Unitary Development Plan (UDP) 2004. The site and market provide accommodation for a number of retail stores and the market provides a focus for the town centre. In recognition of this, the Brent Unitary Development Plan 2004 identifies the site as a Major Opportunity Site (MOS4: 103 – 125 Kilburn High Road & Kilburn Square Market – see appendix 2).

i.ii The purpose of Sustainability Appraisal (SA) is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The objective of this Sustainability Appraisal is to inform the development of the 103 – 123 Kilburn High Road / Kilburn Square Market Supplementary Planning Document. The Sustainability Appraisal will consider the Supplementary Planning Document's implications, from a social, economic and environmental perspective, by assessing options and the draft Supplementary Planning Document against available baseline data and sustainability objectives.

i.iii A series of objectives have been drawn up following consideration of the initial evidence base and are built upon the Unitary Development Plan policy framework set out by Policy MOS4 *103 – 125 Kilburn High Road and Kilburn Square Market* and SH2 *Major Town Centres*. They have been further developed as a result of the Supplementary Planning Document options appraisal; specifically a commitment to focus on the creation of a sustainable and inclusive environment has been added.

The refined suggested Supplementary Planning Document objectives are as follows;

- To provide an integrated comprehensive approach to development which supports the maintenance and improvement of shopping and other facilities in accordance with its status as a major town centre;
- To provide a mix of uses appropriate to a town centre location;
- To encourage a sustainable approach to the redevelopment of the site;
- To require the redevelopment to incorporate an inclusive approach to design in terms of disability accessibility both now and in the future;
- To enhance the townscape in Kilburn High Road;
- To reinforce the building line, whilst maintaining adequate footway width;
- To retain existing mature trees as far as possible and to replace any trees lost;
- To improve public space and linkages to Kilburn Square and no loss of Kilburn Square Open Space;
- To create active frontages onto Kilburn Square and Kilburn High Road;
- To result in no loss of shoppers car parking; and
- To allow housing and small business units on upper floors.

i.iv Five strategic options were considered as methods by which these objectives could be met. They were:

1. Enhancements within existing building envelope;
2. Partial redevelopment;
3. Complete redevelopment;
4. Complete redevelopment including either Kilburn Square Clinic and 11-15 Brondesbury Road or both;
5. Alternative complete redevelopment including other land.

i.v As a result of the detailed consideration, analysis and testing of these options, options B, C and D were progressed and a series of developmental requirements were established. The developmental requirements identified during the options appraisal include a commitment to;

- provide an opportunity to increase the sense of green space on Kilburn High Road and maintain tree cover where possible (or provide replacements);
- open up access / provide a visual link to Kilburn Square from the High Road;
- ensure any new development, including access to Kilburn square, would be fully accessible to disabled persons and that lifetime homes are incorporated;
- explore possibility of increasing the Kilburn Markets' capacity, layout or overall standard to improve quality / attractiveness;
- provide new / improved employment opportunities;
- seek any new residential or commercial building space was built to an "excellent" rating in accordance with SPG 19, BREEAM and Ecohomes standards;
- provide convenient communal waste management facilities (for residential and commercial users) within the redeveloped area;
- apply strict building efficiency standards and encourage the consideration of renewably sourced energy;
- seek adherence to the demolition protocol where applicable;
- secure the development of car free housing and explore the possibility of the provision of a city car club;
- ensure the development provided a mix of housing including affordable housing;
- seek the provision of key worker housing;
- seek to secure the provision of community space (indoor and outdoor);
- improve access to healthcare facilities;
- incorporate high level of noise attenuation;
- ensure development addresses issues relating to fear of crime and seeks to reduce opportunities to commit crime;
- car parking redeveloped to 'secured by design' standards; and
- resist bringing the building line forward or consider incremental change only where there are other substantive public realm benefits.

i.vi These developmental requirements formed the basis for the draft Supplementary Planning Document. Predicting the effects and carrying out a detailed assessment of the effects of the draft Supplementary Planning Document is an important element of Sustainability Appraisal. It is also vital to propose measures for maximising beneficial effects and for mitigating against adverse effects as well as develop proposals for monitoring. Therefore a detailed consideration, analysis and testing of the draft Supplementary Planning Document took place. The resultant draft Supplementary Planning Document to be issued for consultation has taken on board the effects, measures for maximising beneficial effects and for mitigating against adverse effects as well as develop proposals for monitoring identified through the Sustainability Appraisal process.

1. BACKGROUND

Kilburn Supplementary Planning Document

1.1 The site is located on Kilburn High Road, Kilburn, a major town centre as designated by the Brent Unitary Development Plan (UDP) 2004. The site and market provide accommodation for a number of national multiples and the market provides a focus for the town centre. In recognition of this, the Brent UDP 2004 identifies the site as a Major Opportunity Site (MOS4: 103 – 125 Kilburn High Road & Kilburn Square Market – see appendix 2).

1.2 Measuring 0.6 hectares, the site comprises a mixed use development combining retail, offices, and residential uses together with associated public space. The development was constructed in the 1960's and features a parade of shops on the ground floor with separate redundant office space above. There are nine maisonettes situated on the roof of the building which are set back from the Kilburn High Road frontage.

1.3 Kilburn High Road and the surrounding area is currently subject to strong development pressures due to its excellent public transport links. A comprehensive masterplan for the South Kilburn estate (located just south of the site) was adopted in 2004 which proposes comprehensive redevelopment of the area. This will result in a considerable increase in the number of households over an 8 year period. The South Kilburn New Deal for Communities (SKNDC) area extends to the lower part of South Kilburn High Street.

1.4 This brief needs to be prepared as a guide for potential applicants as to the Local Planning Authority's expectations and requirements for redevelopment of 103 to 123 Kilburn High Road and Kilburn Square Market. Preparation of the brief follows an appeal by Sandpiper Securities and the subsequent recommendations of the Planning Inspector in dismissing the appeal (Planning Inspectorate Reference: APP/T5150/A/03/1117033). The purpose of the brief is:


- i. To promote the redevelopment of 103 - 123 Kilburn High Road whilst ensuring the highest standards of urban and architectural design;
- ii. To provide a framework for an integrated and comprehensive development of the site and for improvement to the environment;
- iii. To provide clear and usable guidance in the form of a supplementary planning document (SPD) that will be used to assess any planning application(s) for the site.

1.5 The SPD will set out the Council's and communities requirements for the redevelopment of 103 – 123 Kilburn High Road / Kilburn Square Market and will be material considerations in determining planning applications for this site. It has been developed taking into account the provisions of the London Plan 2004 and Brent's Unitary Development Plan (UDP) 2004. The SPD, in particular, provides the detail to support the implementation of policy MOS4 in the adopted Brent UDP.

1.6 The overarching aim of the SPD will be to provide an integrated comprehensive approach to development which supports the maintenance and improvement of shopping and other facilities in accordance with its status as a major town centre ensure long term physical, social and environmental regeneration of Kilburn. In particular the SPD will seek to ensure an appropriate mix of uses are provided on site along with much needed environmental improvements.

1.7 The boundary of the area covered by the 103 – 123 Kilburn High Road / Kilburn Square Market SPD is illustrated in Figure 1.

Figure 1 Proposed SPD Site

 Location of Proposed Site



Sustainability Appraisal of the Supplementary Planning Document

1.8 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The objective of this SA is to inform the development of the 103 – 123 Kilburn High Road / Kilburn Square Market SPD. The SA will consider the SPD's implications, from a social, economic and environmental perspective, by assessing options and the draft SPD against available baseline data and sustainability objectives.

1.9 SA is mandatory for Local Development Documents (LDD) under the requirements of the Planning and Compulsory Purchase Act (2004), which includes Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). Article 19 (5) states that the local planning authority must also “(a) carry out an appraisal of the sustainability of the proposals in each document; (b) prepare a report of the findings of the appraisal”. The Act also requires that SA is an integral process in Local Development Framework (LDF) production.

1.10 In accordance with the Government's draft guidance on Strategic Environmental Assessment (SEA), SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to appraisal which also meets the requirements of the SEA Directive and Regulation.

1.11 In September 2004 the Government published a draft consultation paper *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks*. While still under consultation, this represents the most up to date guidance on the application of SA to SPDs, which also incorporates requirements under the SEA Directive and regulations, and this SA will broadly follow the specific SA process for SPDs set out in this guidance.

1.12 This SA is also being conducted in the context of the *Sustainability Appraisal of Brent's Unitary Development Plan Deposit Draft 2000* (Brent Council, March 2001) and the recently completed SA of the adopted UDP. It is intended to use the findings of these previous SAs to inform and assist the process, for example by adapting objectives, identifying issues and understanding the wider development context of the SPD.

Purpose of this Draft Final SA Report

1.13 The purpose of this Draft Final SA Report is to set out the context of the SA and the findings of the options appraisal and draft SPD detailed appraisal. The aim is to illustrate that the SA has been comprehensive and addressed all relevant issues and objectives, by enabling input from key stakeholders and consultation bodies throughout the process.

The Draft Final SA Report sets out the assessment of:

- the relationship of the SPD with other relevant plans and programmes;
- relevant sustainability objectives established at the national, regional or local level;
- the objectives of the SPD;
- the current environmental, social and economic baseline;
- the characteristics of the area which are most likely to be affected by the SPD;
- the likely key sustainability issues for the SPD area – based on assessment of the baseline;
- possible options for solutions;
- an assessment of these options;
- a proposed structure for the draft SPD;
- an assessment of the draft SPD; and
- a future direction for the draft SPD.

1.14 The report also sets out the methodology used for the SA, including the sustainability assessment criteria and the level of detail and scope of the SA.

Consultation on the Draft Final SA Report

1.15 Comments on this Draft Final SA Report have been invited from the four consultation bodies required by the SEA Regulations together with other key consultees representing social, economic and environmental interest local to the site and Brent. These organisations have been identified using the 103 – 123 Kilburn High Road / Kilburn Square Market SPD Consultation Strategy. A list of those being consulted is included in Appendix 1. Furthermore this document will be distributed and made widely available along with copies of the draft SPD itself in accordance with the SPD Consultation Strategy.

2. SUSTAINABILITY APPRAISAL METHOD

Overview of method utilised

2.1 The approach to the Sustainability Appraisal of the draft SPD was based on the SA process set out in the draft Government SA guidance – *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, Consultation Paper* (September 2004).

2.2 Table 1 lists the proposed SA stages and tasks, which are based on those set out in the draft Government guidance.

Table 1: Proposed Sustainability Appraisal stages and tasks

Pre-Production
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
Tasks
<ul style="list-style-type: none"> Identify and review other relevant policies, plans and programmes, and sustainable development objectives that will affect or influence the SPD. Collect relevant social, environmental and economic baseline information. Identify key sustainability issues for the SA to address. Develop the SA framework, consisting of the sustainability objectives, indicators and targets. Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent with one another. Produce Scoping Report and consult Consultation Bodies and other key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.
Production
Stage B: Developing and refining options
Tasks
<ul style="list-style-type: none"> Carry out appraisal of the SPD options and make recommendations for improvement. Consult on initial SA Report and issues and options.
Stage C: Appraising the effects of the draft SPD
Tasks
<ul style="list-style-type: none"> Predict the effects and carry out detailed assessment of the effects of the draft SPD. Propose measures to maximise beneficial effects and mitigate adverse effects. Develop proposals for monitoring. Prepare the final SA Report of the draft SPD.
Stage D: Consultation on the SA Report and draft SPD
Tasks
<ul style="list-style-type: none"> Consult on the final SA Report along with the draft SPD. Carry out, where necessary, appraisal of any significant changes made as a result of representations.
Adoption and monitoring
Tasks
<ul style="list-style-type: none"> Inform consultees that SPD has been adopted. Issue statement summarising information on how the SA results and consultees' opinions were taken into account, reasons for choice of options, and proposals for monitoring, including in relation to any recommended changes. Make SPD and SA Report available for public viewing.
Stage E: Monitoring implementation of the SPD
Tasks
<ul style="list-style-type: none"> Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects. Undertake appropriate remedial action where necessary.

Sustainability objectives and criteria

2.3 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. Sustainability objectives will be distinct from those of the SPD, but in some cases will overlap.

2.4 The objectives for the SA of the 103 – 123 Kilburn High Road / Kilburn Square Market SPD are based on those already developed for the ongoing appraisal of the adopted Brent UDP. However, the objectives and detailed criteria will be modified to reflect the particular needs and issues identified in the 103 – 123 Kilburn High Road / Kilburn Square Market area.

2.5 A set of objectives and criteria to be used for the SA of the draft SPD is included in Appendix 4.

Level of detail and scope

2.6 Due to the relationship between the Brent UDP and the Draft 103 – 123 Kilburn High Road / Kilburn Square Market SPD, it is important to define the scope and level of detail the SA intends to consider. The draft SPD provides the detail to support the implementation within this location of UDP policy MOS 4 “103 – 123 Kilburn High Road / Kilburn Square Market”.

2.7 The SA has assessed the development principles set out in the draft SPD and consider the implications of these on the sustainability objectives, using evidence provided by the baseline data where applicable.

2.8 As a strategic appraisal, it is appropriate for the SA to identify generic conditions and criteria that should be applied to this site generally as and when it comes forward for development. Other policies in the UDP, including those in the Environmental Protection and Built Environment chapters, will provide many of the necessary conditions and criteria whereby development can take place.

3. RELATIONSHIP TO OTHER PLANS, PROGRAMMES AND SUSTAINABILITY OBJECTIVES

3.1 The purpose of reviewing other plans and programmes and sustainability objectives as part of the SA is to ensure that the relationship with these other documents and requirements are explored to enable the Responsible Authority (in this case London Borough of Brent) to take advantage of any potential synergies and to deal with any inconsistencies and constraints. The plans, programmes and sustainability objectives that need to be considered include those at an international, national and regional and local scale.

3.2 Table 2 below shows a summary list of plans and programmes that will be reviewed as part of the SA. Appendix 2 contains an initial review of these and the implications for the SPD.

Table 2: List of policies, plans and programmes reviewed

Plan or Programme
National
<ul style="list-style-type: none"> • A Better Quality of Life, A Strategy for Sustainable Development in the UK, 1999
<ul style="list-style-type: none"> • DfT 10 Year Transport Plan, 2000
<ul style="list-style-type: none"> • National Air Quality Strategy for England, Wales, Scotland and Northern Ireland, 2000
<ul style="list-style-type: none"> • Urban White Paper, 2001
<ul style="list-style-type: none"> • Communities Plan (Sustainable Communities: Building for the Future), 2003
<ul style="list-style-type: none"> • Guidance on Tall Buildings. CABE and English Heritage, 2003
PPGs / PPSs
<ul style="list-style-type: none"> • PPG1: General Policy and Principles
<ul style="list-style-type: none"> • Draft PPS1: Creating Sustainable Communities
<ul style="list-style-type: none"> • PPG3: Housing
<ul style="list-style-type: none"> • PPG4: Industrial and Commercial Development and Small Firms
<ul style="list-style-type: none"> • PPG6: Town Centres and Retail Development
<ul style="list-style-type: none"> • Draft PPS6: Planning for Town Centres
<ul style="list-style-type: none"> • PPG10: Planning and Waste Management
<ul style="list-style-type: none"> • PPS12: Local Development Frameworks
<ul style="list-style-type: none"> • PPG15: Planning and the Historic Environment
<ul style="list-style-type: none"> • PPG13: Transport
<ul style="list-style-type: none"> • PPG17: Planning for Open Space, Sport and Recreation
<ul style="list-style-type: none"> • PPS22: Renewable Energy
<ul style="list-style-type: none"> • PPS23: Planning and Pollution Control
<ul style="list-style-type: none"> • PPG24: Planning and Noise
<ul style="list-style-type: none"> • PPG25: Development and Flood-risk
Regional / London

Plan or Programme
<ul style="list-style-type: none"> • The London Plan: Spatial Development Strategy for Greater London; 2004
<ul style="list-style-type: none"> • A Sustainable Development Framework for London. London Sustainable Development Commission, June 2003
<ul style="list-style-type: none"> • Sustaining Success: The Mayor's new (draft) Economic Development Strategy, 2004
<ul style="list-style-type: none"> • Connecting with London's Nature. The Mayor's Biodiversity Action Plan, data
<ul style="list-style-type: none"> • Design for Biodiversity, 2003
<ul style="list-style-type: none"> • London Development Agency with English Nature, GLA and the London Biodiversity Partnership
<ul style="list-style-type: none"> • Souder City: the Mayor's Ambient Noise Strategy, 2004
<ul style="list-style-type: none"> • Cleaning London's Air, The Mayor's Air Quality Strategy, 2002
<ul style="list-style-type: none"> • Green Light to Clean Power. The Mayor's Energy Strategy, 2004
<ul style="list-style-type: none"> • Rethinking Rubbish in London. The Mayor's Waste Management Strategy, 2003
<ul style="list-style-type: none"> • London: Cultural Capital - Realising the potential of a world class city. The Mayor's Culture Strategy, 2004
<ul style="list-style-type: none"> • Accessible London: Achieving an Inclusive Environment. SPG April 2004
<ul style="list-style-type: none"> • GLA Office Policy Review 2004
<ul style="list-style-type: none"> • Mayoral draft SPG on Affordable Housing, July 2004
Local / Borough
<ul style="list-style-type: none"> • Brent Council's Regeneration Strategy for Brent 2003-2004
<ul style="list-style-type: none"> • Brent Community Plan 2003-2008: A Plan for Brent
<ul style="list-style-type: none"> • Adopted Brent Unitary Development Plan (UDP), 2004
<ul style="list-style-type: none"> • Kilburn High Road Streetscape Strategy, 2001
<ul style="list-style-type: none"> • Initial Urban Design Appraisal of Site, 2004
<ul style="list-style-type: none"> • Brent Town Centre Healthchecks, 2003
<ul style="list-style-type: none"> • Brent Air Quality Action Plan, 2004
<ul style="list-style-type: none"> • Brent Biodiversity Action Plan, 2000
<ul style="list-style-type: none"> • Brent Municipal Waste Strategy – Framework Document, September 2002
<ul style="list-style-type: none"> • Action Plan 2001 for a Sustainable Brent (LA21)
<ul style="list-style-type: none"> • SPG17: Brent Design Guide for New Development
<ul style="list-style-type: none"> • SPG19: Brent Sustainable Design, Construction and Pollution Controls
<ul style="list-style-type: none"> • Housing Strategy 2002-2007
<ul style="list-style-type: none"> • CIRIA reports: <ul style="list-style-type: none"> • C522: Sustainable Urban Drainage Systems - design manual for England and Wales • C523: Sustainable Urban Drainage Systems – best practice manual for England, Scotland, Wales and Northern Ireland

4. BASELINE CHARACTERISTICS

Environmental, social and economic baseline data

4.1 The SEA Directive requires information to be gathered on “the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be most significantly effected”.

4.2 Government guidance stresses that baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. The collection and assessment of broad information / data about the current and likely future state of the 103 – 123 Kilburn High Road / Kilburn Square Market area is used within the SA to help predict the SPD’s effects.

4.3 Table 3 below lists baseline topics that are to be reviewed as part of the SA. Appendix 3 contains an initial assessment of baseline data indicators and for the SPD. The baseline topics and sub-topics follow and inform the sustainability objectives of the SA (see Section 5 and Appendix 3).

Table 3: Summary List of Baseline Data Topics

Data Themes and Topics
Social
<ul style="list-style-type: none"> Prosperity, Social Inclusion and Community Identity
<ul style="list-style-type: none"> Health
<ul style="list-style-type: none"> Education and Skills
<ul style="list-style-type: none"> Population and Housing
<ul style="list-style-type: none"> Crime and Community Safety
<ul style="list-style-type: none"> Community Identity
Environmental
<ul style="list-style-type: none"> Traffic
<ul style="list-style-type: none"> Water Quality and Resources
<ul style="list-style-type: none"> Environmental Noise
<ul style="list-style-type: none"> Air Quality
<ul style="list-style-type: none"> Biodiversity and Nature
<ul style="list-style-type: none"> Landscape, Townscape and Historic Environment
<ul style="list-style-type: none"> Climate Change and Energy
<ul style="list-style-type: none"> Waste Management
<ul style="list-style-type: none"> Soil and Land Quality
Economic
<ul style="list-style-type: none"> Employment
<ul style="list-style-type: none"> Regeneration and Investment
<ul style="list-style-type: none"> Efficient Movement

5. KEY SUSTAINABILITY ISSUES

Environmental, Economic and Social Problems

5.1 The development of 103 – 123 Kilburn High Road / Kilburn Square Market area represents a significant opportunity for the enhancement of Kilburn Town Centre. Consultation on this Draft Final SA Report provides an opportunity for the identification of key sustainability issues that could inform the development of the SPD.

5.2 Table 4 below represents a summary list of key sustainability issues identified at the onset of the SA process. It is based on a review of existing studies and data for 103 – 123 Kilburn High Road / Kilburn Square Market area.

Table 4: Summary of key sustainability issues

Issue	Summary and source of evidence
Social and Economic	
High Level of deprivation	Kilburn ward identified as one of worst 50 wards in London and second worst within Brent (1998 Index of Local Deprivation) and identified as being within 20% most deprived wards in London (The London Plan, GLA, 2004)
Low levels of income	Kilburn ward identified as having above 56% of households that earned less than £17,500 per annum (London Average Salary) (Directory of Social Conditions for Brent 1996)
Unemployment levels	8% of ward unemployed (Census 2001)
Fear of crime	Proposed site: fenced / enclosed and inwardly facing market with 'fortress' like appearance and poor perception of safety (Initial Urban Design Appraisal, 2004)
Affordable housing need	Net affordable housing requirements 4,625 units (per annum) (Housing Strategy 2002-2007)
Potential to foster civic pride & ownership	Redevelopment potential as a town square to assist in the fostering of civic pride & ownership (Kilburn High Road Streetscape Strategy, 2001)
Poor quality pedestrian environment	Currently poor pedestrian environment (Initial Urban Design Appraisal, 2004), Need to prioritise pedestrian movement (Kilburn High Road Streetscape Strategy, 2001), pedestrian movement across proposed SPD site had dropped between 1996 – 1999 (Town Centre Health Checks, 2001)
Need to promote regeneration / improve quality of shops and market	Qualitative Indicators analysis results in a modal score of 'inadequate' for Kilburn (Town Centre Health Checks, 2003)
Effect of new housing on existing community and related facilities in the area	The introduction of new housing will increase demand on local services for example health, community
Environmental	
Poor environment in terms of building quality, access around and through the site	The existing 1960's building and accompanying public realm requires updating. The enclosed market within Kilburn Square restricts both visual and physical access to the Square, Clinic and housing to the rear of the development (site survey)
Need for physical improvements	Opportunity to define / enhance square as a small urban space to punctuate the streetscene, Opportunity area for landmark buildings, Lighting in need of improvement, In need of repaving, Opportunity to provide seating for shoppers (Kilburn High Road Streetscape Strategy, 2001), Currently poor public realm (Initial Urban Design Appraisal, 2004)
Expansion opportunity	Proposed Site: Potential for redevelopment to allow Kilburn Square Market to connect to main retail area (Kilburn High Road Streetscape Strategy, 2001)
Need to retain of trees	The site provides a location for the only street trees along Kilburn High Road (Kilburn High Road Streetscape Strategy, 2001)
High level of open space deficiency	Kilburn ward: 75% and above of ward in local open space deficiency area (Directory of Social Conditions for Brent 1996)

6. SPD OBJECTIVES

6.1 These objectives were drawn up following consideration of the initial evidence base and are built upon the UDP policy framework set out by Policy MOS4 103 – *125 Kilburn High Road and Kilburn Square Market* and SH2 *Major Town Centres*. They have been further developed as a result of the SPD options appraisal; specifically a commitment to focus on the creation of a sustainable and inclusive environment has been added.

6.2 The refined suggested SPD objectives are as follows;

- To provide an integrated comprehensive approach to development which supports the maintenance and improvement of shopping and other facilities in accordance with its status as a major town centre;
- To provide a mix of uses appropriate to a town centre location;
- To encourage a sustainable approach to the redevelopment of the site;
- To require the redevelopment to incorporate an inclusive approach to design in terms of disability accessibility both now and in the future;
- To enhance the townscape in Kilburn High Road;
- To reinforce the building line, whilst maintaining adequate footway width;
- To retain existing mature trees as far as possible and to replace any trees lost;
- To improve public space and linkages to Kilburn Square and no loss of Kilburn Square Open Space;
- To create active frontages onto Kilburn Square and Kilburn High Road;
- To result in no loss of shoppers car parking; and
- To allow housing and small business units on upper floors.

7. OPTIONS CONSIDERED

Options compared as part of the Sustainability Appraisal

7.1 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process.

7.2 The five strategic options considered were:

- A Enhancements within existing building envelope;
- B Partial redevelopment;
- C Complete redevelopment;
- D Complete redevelopment including either Kilburn Square Clinic and 11-15 Brondesbury Road or both;
- E Alternative complete redevelopment including other land.

A Enhancements within existing building envelope

This would allow for refurbishment of the existing building and associated public realm. It would also allow for the re-allocation of space within the building including the introduction of new uses.

B Partial Redevelopment

This will involve refurbishment of the existing building and new development on part of the site. It encompasses a range of options and includes the option submitted by the owners and subject to a public inquiry early in 2004. It could increase the net amount of residential units by around 70 new flats and allow for minor net increases in the commercial floorspace and other uses. It is likely to involve building on part of the existing pavement and lead to a loss of trees.

C Complete Redevelopment

This may allow for a better mix of uses to be incorporated onto the site and will give the opportunity to review the way any new building addresses the High Road, Kilburn Square and the neighbouring buildings. A complete redevelopment offers a better opportunity to provide community and related services for local residents. It would allow for a more efficient layout of commercial floorspace and other uses. It would also allow for better access to Kilburn Square and give an opportunity to improve the layout of the market. It may also allow for the retention of existing trees. It would allow for a small net increase in commercial floorspace, and give an opportunity to increase the number of residential units by 70+. A similar amount of car parking is likely to be provided. A redevelopment of the whole site may affect the continuity of the provision of facilities during redevelopment.

D Complete Redevelopment including either Kilburn Square Clinic and 11-15 Brondesbury Road or both

This will allow for an even better mix of uses to be incorporated onto the site and will give the opportunity to review the way any new building addresses the High Road, Kilburn Square and the neighbouring buildings. Such a complete redevelopment would offer a better opportunity to provide community and related services for local residents including a new clinic. It would allow for a more efficient layout of commercial floorspace and other uses. It would also allow for better access to Kilburn Square and give an opportunity to improve the layout of the market. It may also allow for the retention of existing trees. It would allow for a small net increase in commercial floorspace, and give an opportunity to increase the number of residential units by 120+. A similar amount of car parking is likely to be provided. A redevelopment of the whole site may affect the continuity of the provision of facilities during redevelopment.

E Alternative complete redevelopment including buildings at 127 – 131 High Road

This option was identified by local residents through the consultation process. It includes the vacant former Allied Irish Bank Building (127 High Road) and neighbouring McDonalds building (129 -131 High Road) as well as the derelict toilet block to the rear of these buildings. It does

not include Kilburn Square Clinic and 11-15 Brondesbury Road. The key features of this option are:

- No buildings forward of the current building line
- No loss of trees
- 3 story limit on development
- Acceptable town centre uses include retail, leisure, offices (either commercial or for occupation by public sector), sports centre, college, hotel, one stop shop, health centre, post office.
- Minimal residential development – this option identifies that residential development should be on the site identified in the UDP as MOS3 - Kilburn State (former cinema) and land to the rear.

The development of this site would also be linked to the development of UDP site MOS3 Kilburn State (Former Cinema) which would provide the (family) housing development as suggested by the residents.

8. OPTIONS APPRAISAL METHODOLOGY

The comparison of options as part of the Sustainability Appraisal

8.1 The consideration of reasonable alternatives as part of the assessment process is an important element of SA. This section will outline how this was conducted.

8.2 Firstly an expert group was established to enable the informed consideration of the options offered against the SA objectives. The membership of this group was taken from internal groups and was selected in order to offer a range of specialisms across social, economic and environmental issues of relevance to the site under consideration.

8.3 The membership included representatives from the following service areas;

- Environmental Projects & Policy;
- Transportation;
- Housing;
- Policy and Regeneration (Economic);
- Streetcare (Policy Support);
- Planning Policy & Research;
- Area Planning; and
- Planning Design & Regeneration.

Unfortunately representatives from Kilburn Partnership, Environmental Health and Lifelong Learning & Cultural Services were unable to attend (It is anticipated that a similar membership will be extended to the next session which will appraise the effects of the draft SPD.)

8.4 Ahead of the session the members were given an outline of the SA process, copies of the SA objectives, an outline of the site and it's history, copies of the SPD objectives and the SPD options to be considered.

8.5 The session was facilitated by an officer from the Environmental Projects & Policy section of the Council. The Environmental Projects & Policy teams' remit is to further promote the integration of sustainability issues within strategic policy and partnerships and to better co-ordinate and further develop initiatives to raise awareness of sustainability and associated good practice, with staff, the public and other key stakeholders.

8.6 The session included the following stages;

- Introduction to;
 - the SA process;
 - the SPD process;
 - the SA objectives; and
 - the SPD site, objectives and options.
- Opportunity to comment on the SA objectives and the SPD objectives and options;
- Opportunity to comment on the compatibility of the SA and SPD objectives;
- Detailed appraisal of each options presented against each of the SA objectives;
- Explanation of next stages.

8.7 The outcome of the options appraisal is presented in the next section.

9. OPTIONS APPRAISAL RESULTS

Table 5: SPD Options Appraisal Matrix

9.1 The comparison of the SPD options against social objectives

	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
++ Major Positive + Minor Positive 0 No impact Minor negative -- Major Negative ? Uncertain										
1. Prosperity & Social Inclusion	0	Major opportunity to impact upon social inclusion missed through minimisation of residential use (particular issue regarding missed social housing opportunity). Reallocation of space could be positive if social housing was incorporated.	+	Provision of approximately 70 new residential units would be positive, but success would depend on the type and mix of residential units provided.	+	Creates a good opportunity to provide community and related facilities. Would provide an opportunity to redress the balance in inequalities for people who have specific disability access requirements. Would increase residential units by 70+ but success much would depend on the type and mix of residential units provided.	++	Would increase the number of residential units by 120+. Creates a good opportunity to provide community and related facilities. Improved healthcare facilities are expected with the development of a new clinic. Magnitude of positive effect would largely be determined by the type and mix of residential allocation.	0	Creates a good opportunity to provide community facilities. Major opportunity to impact upon social inclusion missed through minimisation of residential use (particular issue regarding missed social housing opportunity).
2. Health	0	Largely a short term aesthetic impact. Link with improved health tenuous.	+	Improved indoor environment may have a positive effect on wellbeing for new residents. Likely to incur	+	Similar to option B.	++	Same as options B, C and D. Would be major if both Kilburn Square Clinic and the neighbouring mental health	+	Same as option B. But opportunity to provide improved leisure facilities – and potentially additional facilities.

	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain				loss of trees, but not thought to be significant in relation to local healthcare.				service building were developed		
3. Education & Skills	0	Neutral.	0	Link between additions to commercial floor space and improved skills is tenuous. Similar remarks made regarding the filling of key skills gaps.	0	Same as option B. Opportunity to fill key skill gaps is comparatively greater to options A and B e.g. attracting key skills through the provision of key worker housing as part of a section 106 planning agreement.	0	Same as option C	0	Opportunity to provide educational uses on site. Could be positive if section 106 was used to attract educational providers.
4. Housing	0	Minimal housing included in option Reallocation of space could be positive if social housing was incorporated.	+	Residential units provided.	++	More positive than option B as more homes could potentially be provided. Would meet all criteria under housing sustainability objective provided that an appropriate amount of space was allocated for affordable housing.	++	Same as option C although greater allocation of residential units would result in a greater positive impact	0	Minimal housing included in option
5. Quality of Surroundings	+	Aesthetic enhancement would improve how people feel about the area.	+	Likely to lead to a loss of trees and a reduction in the width of the pavement.	++	Generally positive. Uncertainty regarding how new residential	++	Remarks made were similar to those for option C.	++	Much would depend on the quality of building design. Potential increase

	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain				Losses could be mitigated against if appropriately compensated through design of redeveloped areas.		apartments would impact actual noise levels. Effect depends on how noise and related quality of surroundings issues are dealt with at the design stage of the proposed redevelopment.				disturbance to residents. Dependant on type of uses and how its dealt with at the design stage.
6. Crime Prevention & Community Safety	?	Impact would be short term. Frontal improvements would create a positive image for the high road, but it is not clear whether this would reduce or increase the likelihood of crime around the High Road.	+	Provides an opportunity to improve the “feel” of the area and potentially reduce the fear of crime through the layout of the redevelopment. Extent of this effect would be minor in comparison to options C and D.	++	Overall positive, through the provision of community facilities. Success would depend on the extent to which opportunities to “design out” crime related factors were exploited at the project planning stage.	++	Similar to those made for option C.	++	Would depend on the extent to which crime could be designed at the project planning stage.
7. Community Identity	0	Neutral.	-	Likely loss of pavement width used by people to congregate on the High Road.	+	Provision of community facilities.	++	Provision of community facilities. Greater potential positive impact compared to options C and B because larger number of residential units	+	Same as option C. Benefit of the expressed desire to have more community facilities. Loss of opportunity to maximise residential uses.

++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
8. Accessibility	0	Neutral	+	<p>Could improve access to services for disabled people if accessibility issues are tackled at the design stage of redevelopment.</p> <p>Effect would be minor in comparison to options C and D.</p> <p>Unlikely to improve access to key services for those without a car.</p>	++	<p>Wide scope to improve accessibility to key services if redevelopment provides community and related services.</p> <p>Positive impact could be enhanced by applying DfT good practice guidelines on accessibility planning and considering disabled accessibility requirements.</p>	++	<p>creates opportunity to interactions between different sections of the community.</p> <p>Similar to option C.</p> <p>Impact potentially greater as not only would accessibility and community facilities be improved but also access to healthcare.</p>	+	<p>Scope to improve accessibility to some key services i.e. one stop shop.</p> <p>Loss of opportunity to include healthcare facilities.</p> <p>Potential to improve accessibility to site in contributions were sort through section 106 agreements that could be used to improve PT.</p>

9.2 Summary outcome of the comparison of the SPD options against social objectives

++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
	0	Enhancements would contribute a positive image to the High Road but this impact is short term and would be unlikely to have much more than a neutral effect on the majority of social objectives.	+	Generally positive effects, but to be successful, affordable housing and accessibility principles would need to be incorporated in the design of the redevelopment.	++	<p>Provides an opportunity to meet almost all social objectives.</p> <p>Issues relating to the provision of community facilities, affordable housing and accessibility would need to be integrated at the design stage of the redevelopment for it to be a success.</p>	++	<p>Provides an excellent opportunity to meet almost all social objectives</p> <p>Issues relating to the provision of community facilities, affordable housing and accessibility would need to be integrated at the design stage of the redevelopment for it to be a success.</p>	0	Whilst this option provides an opportunity to meet some of the social objectives particularly with regard to community identity a major social opportunity is lost with the minimisation of housing.

9.3 The comparison of the SPD options against environmental objectives

	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation		
++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain										
9. Traffic	0	Neutral	—	Will result in more journeys being made to the area. Effect depends on design of partial redevelopment e.g. whether or not cycling facilities are included as part of the redevelopment, including the provision of cycle lanes. Potential negative effect if car parking is allocated for each extra residential unit.	—	Comments similar to option B. Impact could be mitigated against by implementing a car free zone.	— —	Comments similar to options C and B. Impact could be major if opportunities to encourage the use of public transport or other more sustainable transport modes are not pursued.	— —	Likely to attract more vehicles e.g. deliveries Providing more car parking spaces would encourage more cars driving to the area. Could be mitigated by encouraging access to the site by developing the existing sustainable transport infrastructure/ or via sustainable transport modes.
10. Water Quality	0	Neutral	—	Likely to be negative due to increased water consumption. Mitigation could include the specification of water efficiency technology in new residential units and additional commercial units.	—	Remarks made here were similar to those made for option B.	— —	Comments same for options C and B. Due to the large scale increase in residential units, this option will comparatively have a major impact on local water consumption.	—	Opportunity to improve water efficiency, drainage and sewerage facilities. Similar to option B however it is noted that with the exclusion of housing the increase in water consumption will be less than in other options.
11. Air Quality	0	Neutral	—	More people will be travelling to the area which is likely to put further pressure on the local road	—	Similar remarks to option B. Uncertainty surrounding what	— —	Comments same for options C and B but on a larger scale	— —	Due to focus on increasing the number, size and attractiveness of the retail units and the acceptance and

	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation		
++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain				network.		commercial uses would be permitted in the redeveloped area.				indeed encouragement of associate car parking provision
										Added pressure on road network. Could be mitigated by encouraging access to the site by developing the existing sustainable transport infrastructure/ or via sustainable transport modes.
12. Biodiversity	0	Neutral	-	Loss of on trees and its associated ecological value.	?	Potential loss of trees, but this could be mitigated against by exploring opportunities to have green roofs in the redevelopment area.	?	Comments same for options C.	?	Similar to option C and D but no loss of trees. No new opportunities to enhance biodiversity included – could be explored through use of S106 agreements.
13. Landscape & Townscape	0/+	Neutral / Minor positive. Enhancements to the physical fabric of the area would improve the landscape of the high road, but only in the very short term.	+	Much depends on where the partial redevelopment occurs e.g. Sense of open space could be improved on Kilburn High Road if the configuration of the market was adjusted to visually open up the link from Kilburn Square to the High Road.	++	Similar remarks were made for this option. Opportunity to take a more holistic approach to the design of the redevelopment would be greater.	++	Remarks here similar to those made for options B and C.	++	Similar to C and D. Possible increase in litter.

	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation		
++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain										
14. Historic & Environment and cultural assets	0	Negligible impact. Possibility that frontal enhancements could be made to complement a locally listed building sited across the road from the proposed development area.	0	Depends on the design of the redevelopment, but this impact is largely thought to be neutral.	0	Similar remarks were for this option.	0	Remarks here were similar to those made for options B and C.	0	Loss of buildings could detract from “feel” of the area. Much would depend on the character of new development in relation to other buildings on the high road.
15. Climate Change	0	Largely Neutral. Would depend on how space was reallocated and what new uses would be permitted.	—	Increased commercial floor space coupled with an increase in the number of residential units would increase energy consumption. Could be mitigated against by encouraging renewably sourced energy for new units e.g. solar panels; following stricter built environment standards Encouraging green roofs.	—	Similar remarks to option B. Opportunities to mitigate are likely to be greater because the area to be redeveloped would replace older buildings with newer buildings built to stricter energy efficiency standards.	—	Same as options C and B. Impact could be major in comparison to other options owing to number extra number of houses to be provided.	—	Similar to C.
16. Waste Management	0	Neutral. Pursuit of this option would denote a lost opportunity to improve waste	—	Likely to increase the amount of generated and transported from the area. Mitigation could	—	Same as option B. Mitigation could include the requirement of the developer to	— —	Same as options C and B. Could be major in the short and long term owing to the scale of	—	Similar to option C

++ Major Positive + Minor Positive 0 No impact - Minor negative - Major Negative ? Uncertain	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation		
		management facilities in the area.		include giving residents a better opportunity to recover and recycle waste through the incorporation of waste management facilities in the redeveloped area.		implement a demolition protocol in accordance with SPG 19.		redemption and the greater number of extra residential units in comparison to the other options.		
17. Soil & Land	0	Neutral	+	Development would be on a brownfield site.	+	Likely to lead to the remediation of a brownfield site.	+	Same as options C and B.	+	Similar to C and D

9.4 Summary outcome of the comparison of the SPD options against environmental objectives

++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
	0	Little discernable effect as changes would only bring about minor improvements within existing buildings.	-	Should provide an opportunity to improve a sense of green space from Kilburn High Road Cumulative effects could be negative if mitigation measures were not adopted at the project design stage e.g. Incorporating local waste management facilities as a key part of the redevelopment; applying strict building efficiency standards; Implementing management strategies plans to improve biodiversity.	-	Provides a better opportunity to improve the sense of green space along Kilburn High Road. Cumulative environmental impacts would be similar to option B.	-- --	Effect would be similar to option C but cumulative environmental impact could be major.	-- --	As D

9.5 The comparison of the SPD options against economic objectives

	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain										
18. Growth	0	Neutral.	+	Will increase the area of commercial floor space.	+	Could have a positive knock on effect for the market e.g. if the redevelopment allows for more stall holders. Will allow for a more efficient allocation of commercial floor space more significantly than option B. This could positively facilitate the growth of business in the area.	+	Similar remarks made for options B and C. Much depends on what type of business would be attracted to the area.	+	Similar to B, C, D – but greater positive impact. May not cater for local business start ups.
19. Employment	0	Neutral.	+	Minor increase in commercial floor space could provide more jobs. Could provide an opportunity to service those most in need if the extra space was allocated to businesses in key skills areas.	++	Similar to option B, although a greater allocation of commercial space would be provided Impact is likely to be greater depending on the configuration of commercial space.	++	Remarks made here where similar to those for options B and C. Much depends on the extent businesses attracted to the area demand the supply of skills from local population.	++	Major + Remarks made here where similar to those for options B, C and D.

	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
++ Major Positive + Minor Positive 0 No impact - Minor negative - Major Negative ? Uncertain										
20. Regeneration	0	Negligible impact	+	Partial redevelopment will promote regeneration.	++	Complete redevelopment will promote regeneration on a larger scale than option B, by increasing the number of residential units and commercial floor space.	++	Much the same as for option C although the impact would be proportionally larger in scale.	++	Much the same as for option D although the impact could be proportionally larger in scale.
21. Investment	0	Neutral.	+	Could potentially have a positive impact, but much less in comparison to options C and D.	+	Would make land available for business development. Could encourage investment from local sources by attracting local business start ups.	+	Remarks here were much the same as those made for option C.	++	Larger units could attract major chain stores.
22. Efficient Movement	0	Neutral.	?	Would be affected by whether or not; 1) jobs provided would be for local people or those moving into the new residential units 2) cycling provision would be made part of the application for new residential units.	?	Comments were similar to those for option B.	?	Comments were similar to those made for option B.	?	Uncertain. Need too exploit opportunities to mitigate.

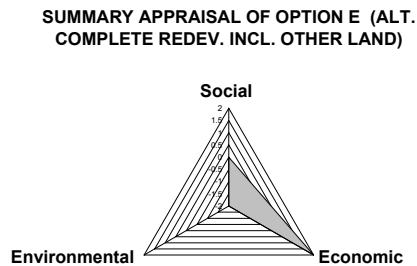
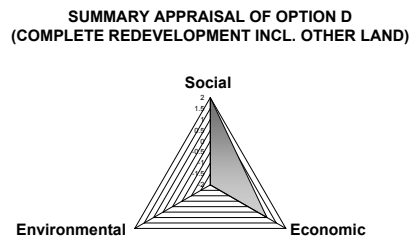
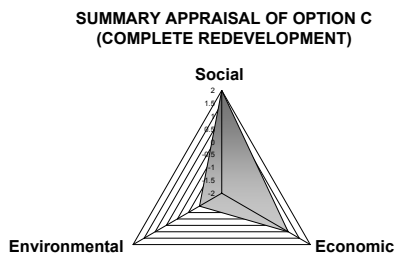
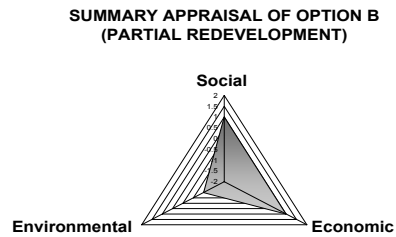
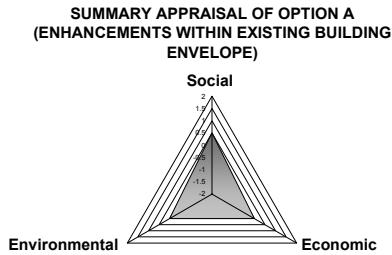
	Options									
	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain										
23. Town Centres	0	Will have a positive influence but not one of significance. Short term.	-	Short term improvement The permanent loss of public space has social implications (seen as a negative point) Very much depends upon what the space is used for. Increase in commercial space (seen as a positive point)	++	Longer term improvement. Similar to option B but on a larger scale. i.e. commercial floor space. Better opportunity to preserve public space. Much depends on the type of business that comes in.	++	Similar to option C. Increase attractiveness of TC – with improved health facilities.	++	Similar to D – but more positive.

9.6 Summary outcome of the comparison of the SPD options against economic objectives

	Option A Enhancements within existing building envelope		Option B Partial Redevelopment		Option C Complete Redevelopment		Option D Complete Redevelopment including other land		Option E Alternative Complete Redevelopment including other land	
	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation	Score	Explanation
++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain	0	Generally a neutral impact on all economic objectives.	+	Generally positive.	++	Would provide an opportunity to boost regeneration, economic growth and employment. Likely to increase economic performance of Kilburn TC.	++	Effect would be similar to option C.	++	Effect would be similar to options C and D.

10. SUMMARY APPRAISAL OUTCOMES

10.1 Summary results;



10.2 Options B (Partial Redevelopment), C (Complete Redevelopment) and D (Complete redevelopment including other land) performed similarly against each of the social economic and environmental objectives. Whereas option A (enhancements within existing building envelope) performed poorly in comparison. For this reason option A is to be excluded from further consideration. Option E performed successfully against the economic objective but poorly against the social and environmental objectives, for this reason option E is to be excluded from further consideration.

10.3 In summary options B, C and D performed equally against the economic objectives all scoring a single positive overall. Options B and C performed equally against the environmental objectives, scoring a single negative overall whilst option D scored a double negative. Against the social objectives C and D performed equally, each scoring a double positive overall, whilst option B scored a single positive.

10.4 As a result of the SA process so far there is a slight overall preference for option C (Complete Redevelopment). However option D (Complete redevelopment including other land) can be seen as a sub set of section C, for this reason it could still be progressed through the SPD process in this manner rather than being dropped from further consideration. Furthermore as option B (Partial Redevelopment) did not fair significantly differently from the overall 'preferred option'

it could also be progressed further through the SPD process without undermining the process.

10.5 SPDs in the form of site briefs will not always have a single 'preferred option'. They can often instead explore a number of equally viable variations based upon an agreed set of principles to allow for market forces to function freely and increase the likelihood of implementation. As the results of the SA appraisal cannot clearly distinguish between options B, C and D the draft SPD will explore the implementation possibilities of all three focussing on the advancement of an agreed set of development principles reflecting the specific developmental requirements identified during the options appraisal.

10.6 The developmental requirements identified during the options appraisal include a commitment to;

- provide an opportunity to increase the sense of green space on Kilburn High Road and maintain tree cover where possible (or provide replacements);
- open up access / provide a visual link to Kilburn Square from the High Road;
- ensure any new development, including access to Kilburn square, would be fully accessible to disabled persons and that lifetime homes are incorporated;
- explore possibility of increasing the Kilburn Markets' capacity, layout or overall standard to improve quality / attractiveness;
- provide new / improved employment opportunities;
- seek any new residential or commercial building space was built to an "excellent" rating in accordance with SPG 19, BREEAM and Ecohomes standards;
- provide convenient communal waste management facilities (for residential and commercial users) within the redeveloped area;
- apply strict building efficiency standards and encourage the consideration of renewably sourced energy;
- seek adherence to the demolition protocol where applicable;
- secure the development of car free housing and explore the possibility of the provision of a city car club;
- ensure the development provided a mix of housing including affordable housing;
- seek the provision of key worker housing;
- seek to secure the provision of community space (indoor and outdoor);
- improve access to healthcare facilities;
- incorporate high level of noise attenuation;
- ensure development addresses issues relating to fear of crime and seeks to reduce opportunities to commit crime;
- car parking redeveloped to 'secured by design' standards; and
- resist bringing the building line forward or consider incremental change only where there are other substantive public realm benefits.

11. DRAFT SPD APPRAISAL METHODOLOGY

11.1 Predicting the effects and carrying out a detailed assessment of the effects of the draft SPD is an important element of SA. It is also vital to propose measures for maximising beneficial effects and for mitigating against adverse effects as well as develop proposals for monitoring. This section will outline how this was conducted.

11.2 The expert group was established to enable the informed consideration of the options offered against the SA objectives was re-grouped to considered the draft SPD. As identified at section 8 the membership of this group was taken from internal groups and was selected in order to offer a range of specialisms across social, economic and environmental issues of relevance to the site under consideration.

11.3 As with the objectives assessment the session was facilitated by an officer from the Environmental Projects & Policy section of the Council. The Environmental Projects & Policy teams' remit is to further promote the integration of sustainability issues within strategic policy and partnerships and to better co-ordinate and further develop initiatives to raise awareness of sustainability and associated good practice, with staff, the public and other key stakeholders.

11.4 The session focused on the following issues;

- Appraising the effects of the draft SPD by seeking to;
 - Predict the effects and carry out detailed assessment of the effects of the draft SPD;
 - Propose measures to maximise beneficial effects and mitigate adverse effects; and
 - Develop proposals for monitoring.

11.5 Each of the development requirements presented in the draft SPD were considered in turn against the sustainability objectives and criteria. This was done with reference to the baseline situation utilising the subjective expert judgement of the assembled panel. A summary score for each area of sustainability; social, environmental and economic was agreed and justification in relation to the above matters given. As a result of this assessment amendments were suggested to the SPD development requirements presented although no additional development requirements were identified.

11.6 The outcome of the draft SPD appraisal is presented in the next section.

12. DRAFT SPD APPRAISAL RESULTS

Table 6: The results of the appraisal session

12.1 Layout and Access to Public Space (Principles) Results

Layout and access to public space (principles)	Social	Environmental	Economic
<p>Provide an opportunity to increase the sense of green space on Kilburn High Road and maintain tree cover where possible (or provide comparable replacement)</p> <p>Open up access to Kilburn Square from the High Road</p> <p>Explore possibility of increasing the Kilburn Markets' capacity, layout or overall standard to improve overall quality / attractiveness</p> <p>Resist bringing the building line forward or consider incremental change only where there are other substantive public realm benefits</p>	<p>Effects:</p> <p>Modifying the layout of the market or Improving the sense of space is not expected to have an effect on the reduction of poverty, social exclusion or in improving the affordability of essential services.</p> <p>Likely to have a neutral impact on the health of the population.</p> <p>Improved sense of space and access is not expected to have an effect on the education or skills of the population.</p> <p>Neutral impact on the provision of decent homes.</p> <p>Potential negative effect in the short term, in the event of any redevelopment, if there were to be a loss in existing tree cover and / or open space.</p> <p>Would improve quality of local surroundings - provides a good opportunity to improve the sense of place and quality of the Kilburn market in the medium and long term.</p> <p>No discernible reason why ethnic relations</p>	<p>Effects:</p> <p>Not expected to have a direct impact on traffic or affect people's choice of transport mode.</p> <p>Provides an opportunity to enhance biodiversity in the medium and long term if the implementation of a Landscape Enhancement Strategy is made a condition of planning permission.</p> <p>Potential short term negative impact on water resources and air quality in the instance of either demolition or construction.</p> <p>Increasing market capacity would increase demand for water.</p> <p>Possible negative effect on air quality if market capacity enlargement generated greater movement by car to and from the area.</p> <p>Unlikely to have a significant effect on water resources / air quality in the medium or long term.</p> <p>Potential negative short and medium term effect on biodiversity if mature trees are replaced with younger trees. Negative long term effect if replacement trees were not to cover an equivalent range of tree species.</p>	<p>Effects:</p> <p>Would enhance attractiveness of area as a business location likely to attract further market stall holders and other businesses - indirectly have a positive affect on the value of surrounding building stock.</p> <p>Would create a market with a greater capacity.</p> <p>Improved sense of space / access - not expected to have significant effects on employment opportunities.</p> <p>Likely to have a positive role in the medium and long term in improving the quality of life and quality of public realm.</p> <p>Improving quality and attractiveness promotes liveability of area - promotes the principle of regeneration.</p> <p>Could have a long term positive effect if improved sense of space encouraged investors and businesses to invest in the long term - unlikely to have a significant effect on economic growth or in the reduction of economic disparities.</p>

Layout and access to public space (principles)	Social	Environmental	Economic
	<p>would be improved.</p> <p>Ethnic relations or communications between communities are not expected to be significantly improved.</p> <p>Would improve pride in the area in medium and long term.</p> <p>Would improve sense of place and 'liveability' of the area.</p> <p>Not expected to directly impact actual levels of crime. Could potentially reduce fear of crime if the design and layout of improved access / sense of space created a better opportunity for people to socialise and encouraged greater movement. This would increase passive surveillance - reducing crime.</p> <p>Would not impact accessibility to key services.</p>	<p>Improving the overall attractiveness of the market provides the opportunity to enhance biodiversity as part of an EIA and Landscape Design Strategy with supporting information at planning application stage</p> <p>Likely to have a short term negative visual effect on townscape in the event of any redevelopment. Would significantly improve the quality of townscape in the medium and long term. – improved visual amenity and quality of public realm.</p> <p>Improved sense of space is not expected to have significant effect on the one identified locally listed building – The Cock Tavern.</p> <p>Potential short and medium term benefits in reducing contributions to climate change if reductions mature tree cover were replaced by an equal number of younger trees – increase in relative carbon sequestration. Not expected to significantly reduce contributions to climate change in long term.</p> <p>Short term negative impact during in the event of demolition or construction. Improved sense of space not expected to have a significant effect on waste and materials.</p> <p>Improved sense of space - not expected to have a significant effect on the quality of soil and land resources.</p>	
	Mitigation / Enhancement:	Mitigation / Enhancement:	Mitigation / Enhancement:

Layout and access to public space (principles)	Social	Environmental	Economic
	<p>Building line advancement would only be acceptable where the loss resulted in a significant improvement to quality of / or access to public space e.g. through the creation of a formal civic space.</p>	<p>Strive to replace lost mature trees with at an equivalent number and species range of younger trees.</p>	<p>Construction contracts are recommended to be sourced locally through Section 106.</p> <p>Improved / new job opportunities should be aimed at local people.</p>
	<p>Monitoring:</p> <p>Periodically undertake a Town centre health check – including a survey of local residents.</p>	<p>Monitoring</p> <p>Ratio of young trees introduced - including species diversity – compared with mature trees lost.</p>	<p>Monitoring:</p> <p>None suggested</p>

12.2 Sustainable Development Standards and Waste Management (Principles) Results

Sustainable Development Standards and Waste Management (principles)	Social	Environmental	Economic
<p>Seek any new residential or commercial building space was built to an “excellent” rating in accordance with SPG 19, BREEAM and Ecohomes standards</p> <p>Provide convenient communal waste management facilities within the redeveloped area</p> <p>Apply strict building efficiency standards and encourage the consideration of renewably sourced energy</p> <p>Seek adherence to the demolition protocol where applicable</p>	<p>Effects:</p> <p>Quality housing was identified by the baseline, policy framework and subjective opinion to be a critical issue for Kilburn.</p> <p>Would have a very positive impact on housing related poverty.</p> <p>Energy efficient homes built to meet strict standards would bring beneficial health impacts.</p> <p>Not expected to have significant effects on the education and skills.</p> <p>In the medium term, an improved water and energy efficient home would provide more cost effective dwellings - long term affordability.</p> <p>Building to high standards, providing good facilities for waste management and efficient homes – all likely to contribute to satisfaction and improve amenity.</p> <p>Waste management facilities are not expected to have a significant effect on crime.</p> <p>Not expected to have significant effects on access to services.</p>	<p>Effects:</p> <p>Is in an AQMA - air quality was identified in the SA baseline as a contributing factor towards poverty</p> <p>Would significantly minimise the relative impact of water consumption and air quality brought about by new development in the long term.</p> <p>Negative short term air quality impacts possible during demolition and construction.</p> <p>Not expected to significantly affect biodiversity.</p> <p>Meeting sustainable construction standards and providing convenient waste management facilities - likely to improve townscape and help reduce litter.</p> <p>Not expected to have a significant effect on the historic and cultural environment.</p> <p>Would minimise the disposal of waste at landfill and use of non-renewable materials - this is the main aim of these principles.</p> <p>Demolition standards should ensure appropriate treatment of land/soils.</p> <p>Mitigation / Enhancement: Air quality assessment recommended as part detailed development proposals.</p>	<p>Effects:</p> <p>Not expected to encourage sustainable growth.</p> <p>Development of commercial space with “excellent” sustainable construction standards could enhance the image of the area as a business location in the long term – attracting inward investment.</p> <p>Better quality commercial units – promotes regeneration.</p> <p>Not expected to have a significant effect on jobs or in reducing unemployment.</p> <p>Not expected to have a significant effect on movement in the area.</p>

Sustainable Development Standards and Waste Management (principles)	Social	Environmental	Economic
		<p>Seek installation of air quality monitoring station.</p> <p>In the event of redevelopment, application of best practicable means dust suppression techniques is recommended throughout demolition and construction phase.</p> <p>Would maximise sustainability potential if demolition material was re-used in any new residential or commercial building and/ or to enhance biodiversity e.g. design of green roofs</p> <p>Development on brownfield land should incorporate a contaminated land audit as part of an EIA.</p>	
	<p>Mitigation / Enhancement:</p> <p>Maximising sustainability and efficiency standards is central to improving the quality and cost effectiveness of homes to tackle poverty.</p>	<p>Mitigation / Enhancement:</p> <p>Including dust monitoring at sensitive receptor locations to assess air quality and potential dust nuisance complaints.</p>	<p>Mitigation / Enhancement:</p> <p>None suggested</p>
	<p>Monitoring:</p> <p>Percentage of persons experiencing fuel poverty</p>	<p>Monitoring</p> <p>None suggested</p>	<p>Monitoring:</p> <p>None suggested</p>

12.3 Community Safety, Housing and Employment (Principles) Results

Community Safety, Housing and Employment (principles)	Social	Environmental	Economic
<p>Provide new / improved employment opportunities</p> <p>Ensure any new development, including access to Kilburn square, would be fully accessible by disabled people and that lifetime homes are incorporated</p> <p>Seek the development of car free housing</p> <p>Ensure the development provided a mix of housing including affordable housing</p> <p>Seek the provision of key worker housing</p> <p>Incorporate high level of noise attenuation</p> <p>Ensure development addresses issues relating to fear of crime and seeks to reduce</p>	<p>Effects:</p> <p>Would improve accessibility for disabled persons, key workers and ensure affordable housing – reducing impact of social exclusion.</p> <p>Would provide an opportunity to reduce poverty and social exclusion in the medium and long term through the provision of new and improved job opportunities.</p> <p>Would improve quality of local skills pool.</p> <p>Not expected to have significant effects on the affordability of essential services or access to health facilities.</p> <p>Not expected to have any significant effects on education.</p> <p>Provision of key worker housing would attract key workers to fill key skills gaps.</p> <p>Would have a positive effect in reducing homelessness.</p> <p>Would have a very positive effect in increasing access to good quality and affordable housing.</p> <p>Improving the quality and mix of housing - including accessibility for disabled persons and Secured by Design Principles - likely to enhance neighbourhood identity and pride in</p>	<p>Effects:</p> <p>Possible negative effect if improved employment opportunities generated an increase in journeys by car to and from the area.</p> <p>Development of car free housing would encourage new residents to use other forms of transport.</p> <p>Provision of housing and new employment opportunities would increase local demand for water.</p> <p>Uncertain how significant effect might be – scale of new homes and / or employment opportunities not known.</p> <p>Assumption has been made that ensuring a certain <i>mix</i> of housing would not have a significant effect on water quality – but is likely to have a significant effect on water consumption in the long term.</p> <p>Car free housing development - likely to have a positive effect on air quality in the long term.</p> <p>Not expected to significantly affect biodiversity.</p> <p>Ensuring enhanced accessibility for all – including designing out crime - would to enhance the attractiveness and quality of the public realm.</p> <p>Improved parking facilities could reduce related crime but, is likely to result in increased use of car</p>	<p>Effects:</p> <p>Would improve residential amenity and attract key workers - likely encourage movement of skilled population to the area.</p> <p>Expected to provide job opportunities.</p> <p>Would improve quality of the public realm and promote regeneration.</p> <p>Providing a mix of homes alongside “anti-crime” development principles would enhance attractiveness of area and encourage people to stay – likely to attract inward investment.</p> <p>Possible negative effect if new employment opportunities / housing provision would increase level of commuting to and from the area – uncertainty regarding the scale of new jobs created and who the opportunities would be aimed at.</p> <p>Not expected to have a significant effect on reducing journey times or in improving accessibility to work via public transport.</p>

Community Safety, Housing and Employment (principles)	Social	Environmental	Economic
<p>opportunities to commit crime</p> <p>Car Parking developed to 'secure by design' standards</p>	<p>the long term.</p> <p>Number of Crimes committed was identified as significant in the SA baseline. Opportunity to reduce crime through the Secured Design would reduce the fear of crime in the medium to long term.</p> <p>Would provide improved accessibility to Kilburn Square and newly developed premises for disabled and elderly persons.</p>	<p>park – medium to long term negative effect on environment.</p> <p>Not expected to have a significant effect on the historic and cultural environment.</p> <p>Provision of homes would lead to increased energy use in the short term – construction – and in the medium to long term – operation.</p> <p>New employment opportunities would lead to increased energy use.</p> <p>Likely to increase contributions to climate change – uncertainty regarding scale and type of job increase; number of homes allocated - potentially significant effect on contributions to climate change.</p> <p>Construction would require large quantities materials / resources in the short to medium term and will generate construction waste. Potential increase in waste generation in the long term.</p> <p>Not expected to have significant effects on land / soil - development proposed on brownfield.</p>	
	<p>Mitigation / Enhancement:</p> <p>Noise and vibration assessment – including transport noise, and noise issues arising from increased density and proximity of residential areas – should be required as part of planning application process.</p>	<p>Mitigation / Enhancement:</p> <p>Recommend principles of Sustainable Urban Drainage Systems (SUDS) are implemented throughout any development – including a greywater system.</p> <p>Waste and resources would be minimised by</p>	<p>Mitigation / Enhancement:</p> <p>Expand cycling, walking or public transport infrastructure as part of section 106 agreement.</p> <p>Seek opportunities to improve public transport infrastructure as part of detailed proposals of residential development</p>

Community Safety, Housing and Employment (principles)	Social	Environmental	Economic
	<p>Housing and car parking element of development would need to obtain Secured by Design certificate.</p> <p>Expand criteria to explore a car club as part of a section 106 agreement.</p> <p>Affordable housing for local population</p> <p>Noise and vibration assessment – including transport noise and noise issues arising from increased density</p>	<p>implementing Sustainable Development Standards and Waste Management principles.</p>	<p>Promotion of local sourcing - contractors and employment opportunities - should be encouraged through a Section 106 agreement.</p>
	<p>Monitoring:</p> <p>None suggested</p>	<p>Monitoring</p> <p>Square footage of roof gardens introduced.</p>	<p>Monitoring:</p> <p>Land area covered by cycle lanes and public footpaths.</p> <p>Number and distribution of bus stops in relation to new housing.</p>

12.4 Community and Health Facilities (Principles) Results

Community and Health Facilities (principles)	Social	Environmental	Economic
<p>Seek to secure the provision of community space (indoor and outdoor)</p> <p>Improve access to healthcare facilities</p>	<p>Effects:</p> <p>Community and health facilities would have a major impact on social inclusion and quality of life.</p> <p>Provision of facilities would have positive effect in the medium and long term.</p> <p>Provision of community facilities and health facilities would have beneficial health impacts in the medium and long term.</p> <p>Where facilities are accessible and affordable – inequalities would be reduced.</p> <p>Not expected to have an impact on providing people with decent homes.</p> <p>Would improve quality of and access to community facilities.</p> <p>Likely to have an indirect effect on crime in the medium and long term - where community enhances a culture of self-policing. Fear of crime reduced by sense of community and natural support networks.</p> <p>Likely to increase engagement.</p> <p>Mitigation / Enhancement:</p> <p>Phasing strategy is required to ensure that facilities are suitable and available in time for the increase in number of residents.</p>	<p>Effects:</p> <p>Provision of facilities would increase water use and demands on water and waste water infrastructure, but effects not likely to be significant.</p> <p>Short term water demands from construction, medium to long term demand for operation of facilities.</p> <p>Potential for surface water pollution / runoff, especially during construction / demolition phases.</p> <p>Negative short term impact on air quality during demolition and construction phase.</p> <p>Uncertain effect in long term as depends on impacts of increased facilities on factors such as transport / energy use. Effects considered not to be significant.</p> <p>Community and Health facilities not expected to have significant effects on biodiversity.</p> <p>Not expected to have significant effects on historic environment or cultural assets.</p> <p>Not expected to have significant effects on land and soil – development proposed on brownfield.</p> <p>Mitigation / Enhancement:</p> <p>Would be beneficial to locate proposed facilities so they are easily accessible by walking and cycling.</p> <p>Improved cycle storage facilities and clear, safe</p>	<p>Effects:</p> <p>Better community facilities likely to improve training and skill opportunities.</p> <p>Good quality, accessible health and community facilities likely to enhance areas' image. Improve image of area and reputation likely to increase business interest in the long term.</p> <p>Where inward investment is encouraged in the long term, job opportunities should reduce unemployment.</p> <p>Mitigation / Enhancement:</p> <p>Community facilities should incorporate education and training facilities – should aim to provide appropriate learning opportunities for local people.</p>

Community and Health Facilities (principles)	Social	Environmental	Economic
	<p>Need for facilities to be made appropriate and affordable for those most in need - as part of Section 106.</p> <p>A community facilities assessment should be undertaken, which should as necessary include education.</p> <p>Positive impact on ethnic relations, communications and other criteria if all future facilities provided were required to be accessible and affordable to all.</p>	<p>links to cycle pedestrian routes are recommended to be made part of an Access Statement at detailed planning application stage.</p> <p>Waste and resources would be minimised by implementing - Sustainable Development Standards and Waste Management principles.</p> <p>Effect on biodiversity should be considered in detailed proposals to be considered as part of EIA and Landscape Design Strategy with supporting information at planning application stage.</p> <p>Construction would require large quantities materials / resources in the short to medium term and will generate construction waste. Potential increase in waste generation in the long term.</p> <p>Effect on land / soil in detailed proposals - to be considered as part of EIA with supporting information at planning application stage.</p>	<p>Provision of new community and health facilities would positively promote regeneration.</p> <p>Possible conflict between land for community uses and availability of land for commercial uses.</p> <p>Provision of more facilities locally should improve facilitate efficient movement.</p>
	<p>Monitoring:</p> <p>None suggested</p>	<p>Monitoring</p> <p>None suggested</p>	<p>Monitoring:</p> <p>None suggested</p>

12.5 SUMMARY COMMENTS

12.5.1 Predicting the effects and carrying out a detailed assessment of the effects of the draft Supplementary Planning Document is an important element of Sustainability Appraisal. It is also vital to propose measures for maximising beneficial effects and for mitigating against adverse effects as well as develop proposals for monitoring. Therefore a detailed consideration, analysis and testing of the draft Supplementary Planning Document took place. The resultant draft Supplementary Planning Document to be issued for consultation has taken on board the effects, measures for maximising beneficial effects and for mitigating against adverse effects as well as develop proposals for monitoring identified through the Sustainability Appraisal process.

13. SA STAGES

13.1 The key steps of the SA already completed have involved:

- Developing the evidence base using baseline data;
- Consideration of the responses to the consultation on the Scoping Report;
- Appraisal of the strategic options;
- Preparing the initial SA Report;
- Issuing the initial SA Report for formal consultation;
- Meeting of the key consultees to discuss the Scoping Report and results of the initial appraisal of the strategic options;
- Assessment of the preferred option, as presented in the draft SPD, and make recommendations for improvement; and
- Preparing the Draft Final SA Report.
- Issuing the Draft Final SA Report, along with the draft SPD, for formal consultation;

13.2 The key next steps of the SA will involve:

- Preparing the Final SA Report to accompany the SPD for adoption; and
- Prepare and issue a statement setting out how the SA has shaped the SPD.

APPENDIX 1: CONSULTEES

The consultees being formally consulted on this Draft Final SA Report as required by the SEA Regulations are:

- Countryside Agency;
- English Heritage;
- English Nature; and
- Environment Agency.

Other social, economic and environmental consultees include:

- Brent Primary Care Trust - Kilburn Square Clinic;
- Energy Solutions;
- GLA;
- Government Office for London - Planning and Transportation;
- KABRAG;
- Kilburn Partnership;
- Kilburn Square Housing Co-op;
- London Borough of Camden;
- London Development Agency;
- Vectra Property Consultants;
- Sandpiper Securities; and
- Lee Evans Partnership.

APPENDIX 2: PLANS AND PROGRAMMES

Table 7: The Detail of Plans and Programmes with Implications for the SPD

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
National		
<p>A Better Quality of Life: A Strategy for Sustainable Development in the UK</p>	<p>The overarching document for sustainability in the UK. Currently under review; but still sets the national sustainable development framework.</p> <p>Structured around four main aims:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone; • effective protection of the environment; • prudent use of natural resources; and • maintenance of high and stable levels of economic growth and employment. <p>A set of priorities for the future:</p> <ul style="list-style-type: none"> • more investment in people and equipment for a competitive economy; • reducing the level of social exclusion; • promoting a transport system which provides choice; and also minimises environmental harm and reduces congestion; • improving the larger towns and cities to make them better places to live and work; • directing development and promoting agricultural practices to protect and enhance the countryside and wildlife; • improving energy efficiency and tackling waste; • working with others to achieve sustainable development internationally. <p>And; ten guiding principles:</p> <ul style="list-style-type: none"> • putting people at the centre; • taking a long term perspective; • taking account of costs and benefits; • creating an open and supportive economic system; • combating poverty and social exclusion; • respecting environmental limits; • the precautionary principle; • using scientific knowledge; • transparency; information; participation and access to justice; • making the polluter pay. 	<p>While much of the national sustainable strategy will beyond the scope of the SPD it remains important for the SPD to reflect the national strategic priorities and principles.</p> <p>At the highest level the SPD should reflect the ten guiding principles set out in the UK Strategy.</p>
	<p>Of particular relevance to the SPD is Chapter 7; which discusses plans to support better communities for people to live and work in. Objectives:</p>	<p>SPD should draw upon this.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> strengthening local economies; meeting people's social needs: promoting better health; housing and access to services and recreation; improving local surroundings: revitalising town centres; tackling degraded urban environments; and ensuring that development respects the character of our countryside; reducing crime and the fear of crime; addressing problems of poverty and social exclusion in the most deprived communities; making it easier for people to get involved in their communities; co-ordinating policies to bring these objectives together. 	
DfT 10 Year Transport Plan; 2000	<p>The key government transport document. Sets out a ten-year vision for transport in the UK; provides detailed analysis of historic and predicted use statistics and sets out spending priorities and investment plans for UK transport over the next 10 years.</p> <p>Foreword: The overarching strategy for transport is to tackle congestion and pollution by improving all types of transport - rail and road; public and private - in ways that increase choice. The ten-year plan sees the following as key:</p> <ul style="list-style-type: none"> Integrated transport: looking at transport as a whole; matching solutions to specific problems by assessing all the options. Public and private partnership: government and the private sector working more closely together to boost investment. New projects: modernising our transport network in ways that make it bigger; better; safer; cleaner and quicker. <p>Sustainability issues raised by the ten-year vision are:</p> <ul style="list-style-type: none"> Improved public transport choice so more people will use public transport Integrated light rail systems and bus services Park and ride schemes so people do not drive into town centres Access to jobs and services through improved transport links especially in regeneration areas The role of integrated public transport information; booking and ticketing systems; with a single ticket or card covering the whole journey Ensure transport system makes less environmental impact. <p>The challenge (chapter 3) is to “ensure that...increased mobility does not undermine our quality of life; so that travel and its benefits can be enjoyed by all...”</p> <p>Targets / aims relevant to local planning include:</p> <ul style="list-style-type: none"> 10% increase in bus passenger journeys 	<p>SPD should be aware of the national vision for transport and incorporate its key themes / messages as necessary and relevant.</p> <p>As above.</p> <p>While some of these issues are likely to be beyond the scope of SPD; In so far as possible the SPD development principles/objectives should aim to reflect this focus.</p> <p>SPD principles and supporting text should be aware of these targets</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> • Extensive bus prioritisation schemes • Urban Bus Challenge Fund to improve links to deprived urban areas • Safer cycling and walking routes; more 20mph areas and Home Zones for safer roads; particularly around schools. • 40% reduction in number of people killed or seriously injured in road accidents. <p>Chapter 6 – Local Transport: This chapter sets out local transport planning issues. Particular importance is given to the role of public transport and walking and cycling.</p> <p>In urban areas the biggest concerns are traffic congestion and the cost; convenience and reliability of public transport. Air pollution; safety and traffic nuisance also worry many. Traffic jams and polluted streets make towns and cities less attractive places in which to live and do business.</p>	<p>and reflect them where appropriate. Particularly relevant may be Home Zones and safe cycling routes.</p> <p>Transport related principles / objectives of the SPD should be aware of these local transport planning issues.</p>
National Air Quality Strategy for England; Wales; Scotland and Northern Ireland; 2000	<p>The Strategy aims to map out, as far as is possible; the future of ambient air quality policy in the United Kingdom in the medium term.</p> <ul style="list-style-type: none"> • It aims to provide the best practicable protection to human health by setting health-based objectives for eight main air pollutants. • It contributes to the protection of the natural environment by setting objectives for two pollutants (NO₂ and SO₂) for the protection of vegetation and ecosystems. • It describes the current and likely future levels of air pollution in the UK. It provides a framework to help everyone identify what they can do to improve air quality. • The Strategy also stresses that land use planning and transport plans and strategies will have a direct effect on improving air quality – particularly given the contribution traffic related pollution makes to current UK air pollution 	<p>Air quality goals / targets should be reflected in borough air quality management areas and through the UDP.</p> <p>The SPD should be aware of the focus of national guidance; and not conflict / challenge existing targets or objectives</p> <p>The need to manage / control air pollution may place a constraint on the scope of the SPD.</p>
	<p>Specific pollutants covered:</p> <ul style="list-style-type: none"> • benzene • 1,3-butadiene • carbon monoxide (CO) • lead • nitrogen dioxide (NO₂) • ozone • particles (PM₁₀); and • sulphur dioxide (SO₂) 	<p>Inserted for information.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<p>NO2 and SO2 also contain objectives for the protection of vegetation and ecosystems</p> <p>Chapter 5: Delivering Cleaner Air</p> <p>Sets out the policy framework and responsibilities for Government; local authorities; industry; business and individuals</p> <p>The role of land use planning and transport planning are seen as particularly important. Example measures:</p> <ul style="list-style-type: none"> • Local traffic reduction targets • Low emissions zones • Green transport plans • Parking controls and management 	<p>In so far as it is appropriate to the scope of the SPD it should incorporate such measures. At the minimum the SPD must not be at conflict with the needs of reducing air pollutants.</p> <p>SPD should consider the role of transport plans; emissions zones and other management measures within Kilburn.</p>
<p>By design. Urban design in the planning system: towards better practice. DETR and CABA, 2000</p>	<p>The aim of this guide is to promote higher standards in urban design. Whilst the Government's policy for design in the planning system is contained in PPG1 and draft PPS1 and expounded further in other PPGs / PPSs, this guide aims to encourage better design and is intended as a companion to the PPGs / PPSs. It has been written to stimulate thinking about urban design, not to tell the reader how to design. The central message is that careful assessments of places, well-drafted policies, well-designed proposals, robust decision-making and a collaborative approach are needed if better places are to be created. The guide is relevant to all aspects of the built environment, including the design of buildings and spaces, landscapes and transport systems.</p>	<p>The SPD should draw on the principles and process of urban design set out in this guide.</p>
<p>Urban White Paper; 2001</p>	<p>[Based on text in Masterplan; Chapter 1 appendix 3]</p> <p>The Urban White Paper calls for a “renaissance” in the management and development of the physical environment.</p> <p>It identifies four steps to making ‘all urban areas places for people’:</p> <ul style="list-style-type: none"> • Getting the design and quality of the urban fabric right. • Enabling all towns and cities to create and share prosperity. • Providing the quality services people need. • Equipping people to participate in developing their communities. <p>It also demands better co-ordination between national; regional and local government and outlines a range of policy initiatives; backed by a £1 billion package of funding incentives.</p> <p>These have subsequently established a hierarchy of partnership and delivery frameworks targeting the most deprived; run down areas in England.</p>	<p>The SPD should be in line with these four steps.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
Communities Plan (Sustainable Communities: Building for the Future); 2003	<p>[Based on text in Masterplan; Chapter 1 appendix 3]</p> <p>The Communities Plan establishes a long-term programme of action for delivering sustainable communities in England.</p> <p>It aims to tackle housing supply issues in the South East; low demand in other parts of the country; and the quality of public spaces. It marks a step change in policies for delivering sustainable communities for all. The main elements are:</p> <ul style="list-style-type: none"> • Sustainable communities. • Step change in housing supply. • New growth areas. • Decent homes; including the need to bring council homes up to a decent standard. • Improvements to the local environment; particularly the public realm. <p>The Plan recognises that housing and the local environment are important; but the success of communities relies on more than just housing.</p> <p>Communities must develop economically; socially and environmentally; to meet the needs of future as well as current generations.</p>	The SPD should be aware of the elements of the Communities Plan. It is important the SPD does not conflict with this national programme of action.
Guidance on Tall Buildings; 2003 CABE and English Heritage	<p>The purpose of this guidance is to provide advice and guidance on good practice in relation to tall buildings in the planning process and to highlight other related issues which need to be taken into account. Local authorities should use it as a basis for their own consideration of such projects and as a starting point when preparing local policies.</p> <p>Provides detailed guidance on the planning process with respect to tall buildings and how CABE and English Heritage will assess proposals for tall buildings.</p> <p>Reiterates and endorses national policy: to get the right developments in the right places; tall buildings should be of the highest architectural quality and designed in full cognisance of their likely impact on their immediate surroundings and the wider environment.</p> <p>The aim is to ‘ensure that tall buildings are properly planned as part of an exercise in place-making informed by a clear long-term vision; rather than in an ad hoc; reactive; piecemeal manner.’</p> <p>Criteria for evaluation of tall buildings:</p> <ul style="list-style-type: none"> • The relationship to context – topography; scale; height; urban grain; streetscape; effect on skyline and built form. • Effect on existing environment; including open spaces; conservation / heritage areas and sites; monuments and listed buildings and views; prospects and panoramas. • Relationship to transport infrastructure. 	<p>Where appropriate SPD should follow guidance on tall buildings and incorporate into principles / objectives.</p> <p>SPD principles should reflect these criteria with respect to tall buildings.</p>

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	<ul style="list-style-type: none"> • Architectural quality. • Contribution to public spaces and facilities; mix of uses. • Effect on local environment. • Contribution to permeability. • Fitness for purpose. • General sustainability – in broadest sense accounting for physical; social; economic and environmental impact of whole life. 	
National PPGs / PPSs		
PPG1: General Policy and Principles	<p>Sets out one of the key roles of the planning system. To enable the provision of homes and buildings; investment and jobs in a way which is consistent with the principles of sustainable development.</p> <p>Relevant sustainability objectives / aims:</p> <ul style="list-style-type: none"> • Provide for the needs of commercial and industrial development; etc.; while respecting environmental objectives; conservation priorities for the human; built and natural environments; and taking care to safeguard designations of national and international importance. • Concentrate development for land uses which generate a large number of trips in places well served by public transport • Deliver high-quality mixed land use developments characterised by (among other things) ready access to open public spaces and to public transport. • Plan policies should take into account locational needs of businesses to encourage continued economic development in a way which is compatible with its stated environmental objectives. • Transport policies should reduce growth in the number and length of motorised journeys. 	<p>The SPD should reflect these objectives.</p> <p>Development principles should seek to realise / complement the aims of this national PPG.</p>
PPS1: Creating Sustainable Communities	<p>Seeks to ensure that sustainable development (as defined in UK strategy) is the core principle underpinning planning. As such it sets a high level context for all community related plans.</p> <p>Planning for sustainable development should ensure that the following four Government aims are tackled in an integrated way:</p> <ul style="list-style-type: none"> • Social progress which recognises the needs of everyone. • Effective protection of the environment. • The prudent use of natural resources. • Maintenance of high and stable levels of economic growth and employment 	<p>The SPD should reflect these high level aims for sustainable communities.</p> <p>Potential constraint / conflict in meeting social / housing objectives of SPD while ensuring effective environmental protection / natural resource use – the SPD should be aware of and account for this risk.</p>
	<p>Relevant sustainability guidance / aims:</p> <ul style="list-style-type: none"> • Provide good quality homes in suitable locations; so that everyone has the opportunity of a decent 	As above.

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<p>home and to avoid constraining economic growth and the delivery of quality public services</p> <ul style="list-style-type: none"> • Planning policies should address access to infrastructure and services and take into account the needs of minority and disadvantaged groups. • Planning can not only protect the environment but also; through positive policies on issues such as design; conservation and the provision of public space; maintain and improve the local environment. • Prudent use of resources: “Policies should reflect a preference for minimising the need to consume new resources over the lifetime of the development by making more efficient use or reuse of existing resources rather than making new demands on the environment; and for seeking to promote and encourage; rather than restrict; the development of renewable energy resources.” • Planning must work as a partnership and involve the community to deliver sustainable development. 	
PPG3: Housing	<p>This PPG provides guidance on a range of issues relating to the provision of housing.</p> <p>Relevant objectives:</p> <ul style="list-style-type: none"> • That everybody should have the opportunity of a decent home. • That there should be greater choice of housing and that housing should not reinforce social distinctions. • That the housing needs of all in the community should be recognised. • New housing and residential environments should be well designed and make a significant contribution to promoting urban renaissance and improving quality of life. <p>To achieve this local authorities should:</p> <ul style="list-style-type: none"> • Plan to meet the housing requirements of the whole community; including those in need of affordable and special needs housing. • Provide wider housing opportunity and choice and a better mix in the size; type and location of housing than is currently available; and seek to create mixed communities. • Provide sufficient housing land but give priority to re-using previously-developed land within urban areas; bringing empty homes back into use and converting existing buildings; in preference to the development of greenfield sites. • Create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs; education and health facilities; shopping; leisure and local services. • Make more efficient use of land by reviewing planning policies and standards. • Place the needs of people before ease of traffic movement in designing the layout of residential developments. 	<p>The SPD should reflect these objectives.</p> <p>Development principles should seek to realise / complement the aims of this national PPG.</p> <p>As this represents national guidance on housing provision / planning – the SPD should be aware of and reflect these guidelines in its scope and principles.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> Seek to reduce car dependence by facilitating more walking and cycling; by improving linkages by public transport between housing; jobs; local services and local amenity; and by planning for mixed use. Promote good design in new housing developments in order to create attractive; high-quality living environments in which people will choose to live. <p>Guidance is provided on:</p> <ul style="list-style-type: none"> Widening housing opportunities and choice. Maintaining a supply of housing. Creating sustainable residential environments. 	
PPG4: Industrial and Commercial Development and Small Firms	<p>Provides guidance on a range of issues relating to industrial and commercial development and small firms.</p> <p>It seeks to put increased emphasis on the need for development plans to take account of both the locational demands of business and wider environmental objectives.</p> <p>Development plan policies must take account of these needs and at the same time seek to achieve wider objectives in the public interest – they offer the opportunity to:</p> <ul style="list-style-type: none"> Encourage new development in locations which minimise the length and number of trips; especially by motor vehicles. Encourage new development in locations that can be served by more energy efficient modes of transport. Discourage new development where it would be likely to add unacceptably to congestion. Locate development requiring access mainly to local roads away from trunk roads; to avoid unnecessary congestion on roads designed for longer distance movement. <p>Also provides guidance on mixed-use; conservation and heritage and re-use of urban land.</p>	<p>SPD should draw on the detailed guidance provided by the SPG.</p> <p>Where SPD has potential links with industrial or commercial development it should reflect these objectives.</p> <p>May be particularly relevant – SPD should draw on this detailed guidance.</p>
PPG6: Town Centres and Retail Development	<p>Objectives with respect to town centres:</p> <ul style="list-style-type: none"> To sustain and enhance the vitality and viability of town centres. To focus development, especially retail development, in locations where the proximity of businesses facilitates competition from which all consumers are able to benefit and maximises the opportunity to use means of transport other than the car. To maintain an efficient, competitive and innovative retail sector. To ensure the availability of a wide range of shops, employment, services and facilities to which people have easy access by a choice of means of transport. <p>Further, it is not the role of the planning system to restrict competition, preserve existing commercial interests or to prevent innovation.</p>	<p>SPD can draw on the aims and should seek to achieve the objectives of this PPG. Further, principles of the SPD should not conflict with them.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<p>In the guidance, the term "town centre" is used generally to cover city, town and suburban district centres, which provide a broad range of facilities and services and act as a focus for both the community and for public transport.</p> <p>The size of centre will influence the range of activities and its function. The scale of development possible and the opportunities available will differ from place to place. The guidance will need to be interpreted according to the different circumstances of each place.</p> <p>In London and other large cities, outside the central area, the principal shopping centres usually perform the role of town centres and these are usually complemented by district centres.</p> <p>To achieve these objectives, local planning authorities should adopt planning policies to:</p> <ul style="list-style-type: none"> • Locate major generators of travel in existing centres, where access by a choice of means of transport, not only by car, is easy and convenient. • Enable town, district and local centres to meet the needs of residents of their area. • Safeguard and strengthen existing local centres, in both urban and rural areas, which offer a range of everyday community, shopping and employment opportunities. • Maintain and improve choice for people to walk, cycle or catch public transport. • Ensure an appropriate supply of attractive, convenient and safe parking for shopping and leisure trips. 	As above.
	<p>Key features of the detailed guidance provided:</p> <p>On planning for town centres and retailing:</p> <ul style="list-style-type: none"> • Emphasis on a plan-led approach to promoting development in town centres, both through policies and the identification of locations and sites for development • Emphasis on the sequential approach to selecting sites for development, for retail, employment, leisure and other key town centre uses. • Support for local centres. <p>On town centres:</p> <ul style="list-style-type: none"> • Promotion of mixed-use development and retention of key town centre uses • Emphasis on the importance of a coherent town centre parking strategy in maintaining urban vitality, through a combination of location, management and pricing of parking for different user groups • Promotion of town centre management to develop clear standards of service and improve quality for town centre users. • Promotion of good urban design, including attractive and secure car parks. <p>On assessment of retail proposals:</p> <ul style="list-style-type: none"> • Clarifying the three key tests for assessing retail developments: impact on vitality and viability of town centres; accessibility by a choice of means of transport. 	As above.

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> • Impact on overall travel and car use. • How to assess out-of-centre developments. • How certain new types of retail development should be assessed. 	
Draft PPS6: Town Centres and Retail Development	<p>Sets out the Government's broad policy objectives relevant to planning for town centres in England; and its proposed planning policies that will help deliver these objectives. These policies are firmly based on the principles of sustainable development and the need to sustain and enhance the role of town centres for the benefit of all.</p> <p>The Government's key objective for town centres is to promote vital and viable city; town and other centres by:</p> <ul style="list-style-type: none"> • Planning for the growth of existing centres. • Promoting and enhancing existing centres; by focusing development in such centres and encouraging a wide range of services in a good environment; accessible to all. • Enhancing consumer choice by making provision for a range of shopping; leisure and local services; which allow genuine choice to meet the needs of the entire community; and particularly socially-excluded groups. • Supporting an efficient; competitive and innovative retail and leisure sector; with improving productivity. • Improving accessibility; ensuring that existing or new development is; or will be; highly accessible and well served by a choice of means of transport. 	<p>Particular emphasis on accessibility.</p> <p>SPD should reflect and be aware of these aims.</p>
PPG10: Planning and Waste Management	<p>Provides advice on the policy context and criteria for siting waste management facilities in England and the relationship between the planning system and waste management licensing.</p> <p>Relevant objectives:</p> <ul style="list-style-type: none"> • Ensure that opportunities for incorporating re-use/recycling facilities in new developments are properly considered. • Encourage sensitive waste management practices in order to preserve or enhance the overall quality of the environment and avoid risks to human health. • Waste should generally be managed as near as possible to its place of production; because transporting waste itself has an environmental impact. 	<p>SPD should maximise opportunities for re-use and recycling. Developments / housing in SPD area should be designed with waste minimisation in mind.</p>
PPS12: Local Development Frameworks	<p>PPS12 sets out the Government's policy on the preparation of local development documents which will comprise the local development framework. The local development framework is a 'portfolio' of documents, the local development documents which collectively delivers the spatial planning strategy for the local planning authority's area.</p> <p>Local development frameworks are intended to streamline the local planning process and promote a proactive, positive approach to managing development. The key aims of the new system are:</p>	<p>Provides details on the requirements for local planning and for the development of planning documents in particular.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> • Flexibility. Local planning authorities can respond to changing local circumstances and ensure that spatial plans are prepared and reviewed more quickly than development plans under the old system. • Strengthening community and stakeholder involvement in the development of local communities. Local communities and all stakeholders will be involved from the outset and throughout the preparation of local development documents. • Front loading. Local planning authorities should take key decisions early in the preparation of local development documents. The aim will be to seek consensus on essential issues early in the preparation of local development documents and so avoid late changes being made. • Sustainability appraisal. To ensure that local development documents are prepared with the objective of contributing to the achievement of sustainable development. • Programme management. The efficient management of the programme for the preparation of a range of local development documents in accordance with the local development scheme. <p>Soundness. Local development documents must be soundly based in terms of their content and the process by which they are produced. They must also be based upon a robust, credible evidence base.</p> <p>The PPS details where and how the Local Development Framework fits together – including the role of SPDs.</p> <p>The following principles apply to a supplementary planning document:</p> <ol style="list-style-type: none"> 1. It must be consistent with national and regional planning policies as well as the policies set out in the development plan documents contained in the local development framework 2. It must be clearly cross-referenced to the relevant development plan document policy which it supplements (or, before a relevant development plan document has been adopted, a saved policy). 3. It must be reviewed on a regular basis alongside reviews of the development plan document policies to which it relates. 4. The process by which it has been prepared must be made clear and a statement of conformity with the statement of community involvement must be published with it. 	<p>The SPD should adhere to these principles.</p>
PPG13: Transport	<p>Key objectives are to integrate planning and transport at the national; regional; strategic and local level to:</p> <ul style="list-style-type: none"> • Promote more sustainable transport choices for both people and for moving freight. • Promote accessibility to jobs; shopping; leisure facilities and services by public transport; walking and cycling; and reduce the need to travel; especially by car. 	<p>SPD development principles/objectives should reflect these objectives.</p> <p>Key focus should be on linking accessibility (which is aim of sustainable communities) to transport – by maximising opportunities and ease of access through non-motorised transport.</p> <p>Synergistic with objectives to reduce</p>

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	<p>Key to this is need to integrate:</p> <ul style="list-style-type: none"> • Within and between different types of transport; • With policies for the environment; • With land use planning; and • With policies for education; health and wealth creation <p>PPG13 provides very detailed guidance for Local Authorities regarding transport planning. Key issues which may relate to SPD:</p> <ul style="list-style-type: none"> • Manage the pattern of urban growth to make the fullest use of public transport. • Locate day to day facilities in local centres so that they are accessible by walking and cycling • Ensure that development comprising jobs; shopping; leisure and services offers a realistic choice of access by public transport; walking; and cycling. • Ensure consistency between local plan and any existing LTPs. • Use parking policies; alongside other planning and transport measures; to promote sustainable transport choices and reduce reliance on the car for work and other journeys • Give priority to people over ease of traffic movement and plan to provide more road space to pedestrians; cyclists and public transport in town centres; local neighbourhoods and other areas with a mixture of land uses • Ensure that the needs of disabled people – as pedestrians; public transport users and motorists - are taken into account in the implementation of planning policies and traffic management schemes; and in the design of individual developments • Consider how best to reduce crime and the fear of crime; and seek by the design and layout of developments and areas; to secure community safety and road safety 	<p>social exclusion and income disparities.</p> <p>As above. SPD should draw on these integrated approaches.</p> <p>SPD should reflect these issues and draw on the detailed guidance.</p>
PPG 15:	<p>PPG15 provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. Issues relating to the SPD:</p> <ul style="list-style-type: none"> • The desirability of preserving or enhancing the area are a material consideration in the planning authority's handling of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area. 	SPD should aim to protect views out of the conservation area.
PPG17: Planning for Open Space; Sport and Recreation	<p>Open spaces and recreational facilities are important contributing factors in making an area somewhere people want to live and work; and can also contribute to local identity and community cohesion.</p> <p>Aims:</p>	All elements of the SPD should be consistent with the protection; enhancement and inter-connection of open spaces.

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	<ul style="list-style-type: none"> • Networks of accessible; high quality open spaces and sport and recreation facilities; which meet the needs of residents and visitors; are fit for purpose and economically and environmentally sustainable. • An appropriate balance between new provision and the enhancement of existing provision. • Clarity and reasonable certainty for developers and land owners in relation to the requirements and expectations of local planning authorities in respect of open space and sport and recreation provision. 	<p>These aims should be incorporated into the SPD principles.</p> <p>Links to other areas – health; accessibility; community; social inclusion; and the well-being of the area.</p>
PPS22: Renewable Energy	<p>This PPS reflects the Government’s key energy objective to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies.</p> <p>The Government has also set a target to generate 10% of UK electricity from renewable energy sources by 2010 and the Energy White Paper set out the aspiration to double that figure to 20% by 2020</p> <p>Local planning authorities may include policies in local development documents that require a percentage of the energy to be used in new residential, commercial or industrial developments to come from on-site renewable energy developments.</p> <p>Such policies:</p> <ul style="list-style-type: none"> • Should ensure that requirement to generate on-site renewable energy is only applied to developments where the installation of renewable energy generation equipment is viable given the type of development proposed, its location, and design; • Should not be framed in such a way as to place an undue burden on developers, for example, by specifying that all energy to be used in a development should come from on-site renewable generation. 	<p>Consider the inclusion of specific principles / policies in the SPD relating to renewable energy provision.</p>
PPS23: Planning and Pollution Control	<p>This Statement advises that:</p> <ul style="list-style-type: none"> • any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use; • the planning system plays a key role in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution; • the controls under the planning and pollution control regimes should complement rather than duplicate each other; • the presence of contamination in land can present risks to human health and the environment, which adversely affect or restrict the beneficial use of land but development presents an opportunity to deal with these risks successfully; • contamination is not restricted to land with previous industrial uses, it can occur on greenfield as well as previously developed land and it can arise from natural sources as well as from human activities; • where pollution issues are likely to arise, intending developers should hold informal pre-application 	<p>SPD should be consistent with / reflect these considerations.</p>

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	<p>discussions with the LPA, the relevant pollution control authority and/or the environmental health departments of local authorities (LAs), and other authorities and stakeholders with a legitimate interest; and</p> <ul style="list-style-type: none"> • where it will save time and money, consideration should be given to submitting applications for planning permission and pollution control permits in parallel and co-ordinating their consideration by the relevant authorities. 	
PPG24: Planning and Noise	<p>Outlines guidance for local authorities in England on how to use their planning powers to minimize the adverse impact of noise. Outlines the considerations to be taken into account in determining planning applications for noise-sensitive developments and for those activities; which generate noise; and advises on the use of conditions to minimize the impact of noise.</p> <ul style="list-style-type: none"> • Noise-sensitive developments should be separated from major sources of noise (such as road; rail and air transport and certain types of industrial development). • Development necessary for creation of jobs; construction and improvement of essential infrastructure; will generate noise and therefore the planning system should not place unjustifiable obstacles in the way of it; however they must ensure that development does not cause an unacceptable degree of disturbance. • Noise sensitive development should not normally be permitted where high levels of noise will continue throughout the night; especially during the hours when people are normally sleeping; or in areas which are expected to become subject to unacceptably high levels of noise. • Mitigating measures to control the source or limit exposure to noise should be considered. 	In a densely populated area such as Kilburn planning to mitigate against noise impact is important.
PPG25: Development and Flood-risk	<p>PPG explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and loss of life.</p> <p>It sets out the importance the Government attaches to the management and reduction of flood risk in the land-use planning process; to acting on a precautionary basis and to taking account of climate change.</p> <p>The planning system should ensure that new development is safe and not exposed unnecessarily to flooding by considering flood risk on a catchment-wide basis and; where necessary; across administrative boundaries. It should seek where possible to reduce and certainly not to increase flood risk.</p>	Where flooding is a current or potential issue (given development proposals and climate change impacts) the SPD should reflect this guidance on flood risk.
	<p>Key guidance:</p> <ul style="list-style-type: none"> • the susceptibility of land to flooding is a material planning consideration; • the Environment Agency has the lead role in providing advice on flood issues; at a strategic level and in relation to planning applications; • policies in development plans should outline the consideration which will be given to flood issues; recognising the uncertainties that are inherent in the prediction of flooding and that flood risk is expected to increase as a result of climate change; • planning authorities should apply the precautionary principle to the issue of flood risk; using a risk 	As above.

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	<p>based search sequence to avoid such risk where possible and managing it elsewhere;</p> <ul style="list-style-type: none"> • planning authorities should recognise the importance of functional flood plains; where water flows or is held at times of flood; and avoid inappropriate development on undeveloped and undefended flood plains • developers should fund the provision and maintenance of flood defences that are required because of the development; and • planning policies and decisions should recognise that the consideration of flood risk and its management needs to be applied on a whole-catchment basis and not be restricted to flood plains. 	
Regional / London		
<p>The London Plan: Spatial Development Strategy for Greater London; 2004</p>	<p>[The London Plan sets out strategic planning policies for London.</p> <ul style="list-style-type: none"> • The Plan sets a minimum target for Brent of 13;510 additional 'homes' in the plan period (1997-2016) with an annual monitoring target of 600 per year. • Policy 3A.7 sets a target at 50% of new housing provision to be affordable; of which 70% should be social housing and 30% intermediate provision. • The London Plan also makes a number of references to promoting high residential densities close to town centres and public transport nodes. • Policy 4B.3 sets out how the potential of redevelopment sites should be maximised; together with a matrix with suggested parking and residential density targets according to accessibility. • Policy 3D.1 sets out how enhancements to goods and services access and the strengthening of the role of town centres should be achieved. • Policy 3D.3 sets out how retail facilities should be maintained and improved. • Policy 4B.8 sets out policy for the location of tall buildings. • Policy 4B.9 sets out policy for the large-scale buildings and consideration of their design and impact. • Policy 4B.4 sets a focus on enhancing the quality of the public realm. • Policy 2A.4 Identifies areas for regeneration with Kilburn ward identified as being within 20% most deprived wards in London. • Policy 2A.5 sets out a strategic policy approach to the consideration of town centre locations. 	<p>The London plan is the key planning document for the capital. SPD must reflect its strategic planning objectives.</p> <p>The UDP has fully considered the London Plan; and the SPD should reflect this.</p>
<p>A Sustainable Development Framework for London. London Sustainable Development</p>	<p>Sets out an overarching framework for sustainable development for the city. Framework consists of a vision; overall objective and framework objectives. These are under four themes: Taking responsibility; developing respect; getting results and managing resources.</p>	<p>The SPD should reflect the vision and objectives of this high-level sustainability document.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
Commission; June 2003	<p>Vision: The 'World Class' London of the future is a place where all Londoners and visitors feel the greatest possible sense of physical; emotional; intellectual and spiritual well-being.</p> <p>To be met by:</p> <ul style="list-style-type: none"> • Taking responsibility for the regional and global impacts of city life. • Committing to inclusion and co-operation. • Using resources efficiently and fairly • Protecting the natural and built environment. <p>Overall objective: "We will achieve environmental; social and economic development simultaneously; the improvement of one will not be to the detriment of another. Where trade-offs between competing objectives are unavoidable; these will be transparent and minimised."</p>	
Sustaining Success: The Mayor's new (draft) Economic Development Strategy	<p>The strategy presents a detailed SWOT analysis of London's economic situation and an action plan; based on a detailed assessment of the city's economy. Its central aim is to ensure cross cutting sustainable development themes including health and equality of opportunity are built into economic analyses and proposals.</p> <p>Key goals / investment themes:</p> <ul style="list-style-type: none"> • Investment in infrastructure and places • Investment in people • Investment in knowledge and enterprise • Investment in marketing and promotion 	The SPD should consider cross cutting issues and incorporate them within development principles.
GLA Office Policy Review 2004	<p>The potential gain to stock in Brent at end 2003 was about 1.5 million sq ft, excluding applications and pre-application sites. Thus, when looked at in terms of likely demand based on London Plan employment projections, Brent already has sufficient office development capacity to meet demand up to 2016. In terms of permissions, the supply pipeline is dominated by the later phases of First Central, the Park Royal business park development, located on part of the former Guinness complex. Elsewhere in the borough, occupier choice for new offices is likely to be limited to the Wembley Stadium area, and even here there can be no certainty that the market can support speculative development.</p> <p>Furthermore the report states that there are no locations in the borough where stand alone speculative offices would be viable at present, and that residential values are higher in every location.</p>	SPD should be consistent with / reflect these considerations.
Connecting with London's Nature. The Mayor's Biodiversity Action Plan.	The Biodiversity Strategy provides a strategic framework within which the London Biodiversity Action Plans sit. Action plans will be among the principal means of implementing the Mayor's strategic agenda.	

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<p>The Strategy aims to protect and enhance the natural habitats of London together with their variety of species. It sets out the Mayor's vision for the future; identifying the key issues and providing innovative solutions to implementation through partnership.</p> <p>Objectives for biodiversity:</p> <ul style="list-style-type: none"> • Biodiversity for people – to ensure all Londoners have access to wildlife and natural green spaces. • Nature for its own sake – to conserve London's plants and animals and their habitats. • Economic benefits – to ensure the economic benefits of natural greenspace and greening are fully realised. • Functional benefits – to ensure the city enjoys the functional benefits biodiversity can bring • Sustainable development – biodiversity conservation as an essential element of sustainable development. 	<p>SPD should reflect these objectives.</p>
<p>Design for Biodiversity; 2003</p> <p>London Development Agency with English Nature; GLA and the London Biodiversity Partnership</p>	<p>Provides general guidance for developers on biodiversity. Describes drivers and processes and contains case studies of how nature conservation priorities have been achieved in development. Responds to Mayor's Biodiversity Action Plan and the Biodiversity Strategy for England and outlines legislative background.</p>	<p>SPD should ensure that principles of biodiversity protection and habitat development are incorporated within objectives.</p> <p>Where appropriate direct reference should be made to the planning guidance included in this guide.</p> <p>Potential for constrain / conflict between development proposals and habitat / biodiversity – which guidance seeks to limit and mitigate against</p>
	<p>Provides information and guidance under following:</p> <ul style="list-style-type: none"> • What is biodiversity and why conserve it? • Biodiversity and development • Protection through legislation and guidance – covering both statutory and non-statutory protection. • Incorporating biodiversity into development through 5 steps: <ul style="list-style-type: none"> - Consultation and scoping - Detailed survey and impact assessment - Design of development to incorporate biodiversity objectives. - Enhancement; mitigation and compensation - Management and aftercare 	

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> • Creating areas of value for biodiversity and people <ul style="list-style-type: none"> - Satisfying open space requirements - Creating appropriate habitats - Education and amenity - Economic benefits • Overcoming loss of wildlife habitat • Water and flooding <p>Hierarchy of biodiversity mitigation objectives:</p> <ul style="list-style-type: none"> • Retain; enhance or create features of nature conservation and avoid harm • Mitigate for impacts to nature conservation value • Compensate for the loss to conservation value 	
<p>Souder City: the Mayor's Ambient Noise Strategy; 2004</p>	<p>Outlines proposals / strategy to tackle the 'forgotten pollutant' – Noise – and seeks to view it on a similar footing as townscape and landscape. Seeks to lead the way in developing new ways of dealing with city noise; at a time when international pressure is growing to take more action.</p> <p>Aim: "To minimise the adverse impacts of noise on people living and working in; and visiting London, using the best available practices and technology within a sustainable development framework."</p> <p>Refers to changes in legislation brought about by EU Environmental Noise Directive and that UK Government aiming to produce a National Strategy by 2007.</p>	<p>The SPD should be proactive in its approach to ambient noise and reflect the issues and priorities identified in this strategy.</p>
	<p>Key Issues:</p> <ul style="list-style-type: none"> • Securing good; noise-reducing surfaces on Transport for London's roads. • Securing a night aircraft ban across London. • Reducing noise through better planning and design of new housing. <p>Initial Priorities:</p> <ul style="list-style-type: none"> • Extending good; noise-reducing surfaces across all roads where they would be effective • encouraging quieter vehicles • building noise reduction into day-to-day traffic management – to maximise gains from reducing stop-start driving as congestion falls; smoothing traffic flow; allocating street space better; and other transport measures • improving noise environments through 'Streets for People'; in Home Zones; in town centres; and in exemplary public space projects • Developing a Traffic Noise Action Programme • trialling fuel cell buses; seeking to trial hybrid-electric buses; and seeking smoother and quieter driving. 	<p>As above - incorporate where possible into development principles and objectives of SPD.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> Establishing a London Ambient Noise Fund for exemplary noise reduction projects; and a London Domestic Noise Fund to improve internal and external noise; especially in poorly-converted flats seeking improved railway track quality and maintenance on national rail and Underground as far as organisation and funding allow securing support for exemplary noise barrier-integrated photovoltaic power generation along suitable roads and railways; and noise screening from safety and security fencing promoting development alongside or over suitable roads and railways; protecting wider areas from noise ensuring that 'polluter pays' levies compensate those affected by aircraft noise and other effects; such as through Aviation Environment Funds for each airport reducing noise through better planning and design; where London's growth in people and jobs presents challenges; but redevelopment and refurbishment also offer opportunities - high density; mixed-use development can create quiet outdoor spaces away from traffic examining the scope for a Mayor's Sound Award; and promoting exemplary City Soundscape projects. 	
Cleaning London's Air; The Mayor's Air Quality Strategy; 2002	The aim is to improve London's air quality to the point where pollution no longer poses a significant risk to human health. The Strategy sets out policies and proposals to move towards this.	SPD should be aware of and contribute to these aims.
	In common with UK Policy; 7 air pollutants must be addressed at the local level; with targets set for average levels: NO ₂ ; PM ₁₀ ; SO ₂ ; CO; Benzene; 1,3-Butadiene and Lead.	For information.
	Road traffic is main source of air pollution in London. Measures to reduce pollution from traffic: <ul style="list-style-type: none"> Reducing the amount of traffic Reducing emissions from individual vehicles – including low emission zones; incentives to use / purchase cleaner vehicles; clean fleets of public transport etc.; expanding access to alternative fuels; promoting advantages of cleaner vehicles / fuels. Energy use in building is other major polluter. Objectives for reducing this: <ul style="list-style-type: none"> Energy efficient new buildings Energy efficiency improved in existing buildings (such as efficient boilers) Fuel efficiency Renewable energy technologies – such as solar 	Consider the role of SPD in changing transport patterns / use; and in encouraging lower emission practices. Energy efficiency in building and construction; and the encouragement of renewables should be incorporated into the SPD principles.
Green Light to Clean Power. The Mayor's Energy Strategy; 2004	The Strategy sets out the Mayor's proposals for change in the way energy is supplied and used within London over the next ten years and beyond. Long-term vision is a sustainable energy system in London by 2050 – with a key target of CO ₂ emissions reductions of more than 60% relative to 2000 values.	
	Key objectives: <ul style="list-style-type: none"> Reduce London's contribution to climate change by minimising emissions of carbon dioxide from all sectors through energy efficiency; combined heat and power; renewable energy and hydrogen To help to eradicate fuel poverty 	SPD should be aware of and reflect these capital level commitments. Improvements to housing stock

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> To contribute to London’s economy by increasing job opportunities and innovation in delivering sustainable energy; and improving London’s housing and other building stock. <p>The Strategy sets out a detailed list of policies and information to meet the objectives. Key is the ‘energy hierarchy’:</p> <ol style="list-style-type: none"> Use less energy (Be Lean) Use renewable energy (Be Green) Supply energy efficiently (Be Clean) 	<p>particularly relevant.</p> <p>Consider including such a hierarchy within the structure of SPD.</p>
<p>Rethinking Rubbish in London. The Mayor’s Municipal Waste Management Strategy; 2003</p>	<p>Sets out current and future waste situation in London; and proposes a policy framework to achieve vision initially up to 2005/06 but with longer vision to 2020: “By 2020; municipal waste should no longer compromise London’s future as a sustainable city.”</p> <p>Aims / objectives:</p> <ul style="list-style-type: none"> Changing lifestyles – reducing waste Managing waste better – reducing impact on the environment and communities – led by reduction; reuse and recycling. <p>Relevant key policies/target areas:</p> <ul style="list-style-type: none"> Waste reduction Recycling and composting Recovery; treatment and transport of waste Waste infrastructure and new industry / jobs linked to recycling Education and promotion Street litter 	<p>Reflect in SPD principles.</p> <p>As above.</p>
<p>London: Cultural Capital - Realising the potential of a world class city The Mayor’s Culture Strategy; 2004</p>	<p>The Mayor’s Culture Strategy has four key objectives; supported by a number of detailed policies:</p> <ul style="list-style-type: none"> Excellence – to enhance London as a world-class city of culture Creativity – to promote creativity as central to the success of London Access – to ensure that all Londoners have access to culture in the city Value – to ensure that all London gets the best value out of its cultural resources <p>Underpinning each of these objectives is the principle of diversity.</p>	<p>In so far as it is appropriate to the scope of the SPD it should reflect the importance of culture.</p>
<p>Accessible London: Achieving an Inclusive Environment. SPG April 2004</p>	<p>This SPG:</p> <ul style="list-style-type: none"> Provides detailed guidance on the policies contained in the London Plan regarding the promotion of an inclusive and accessible environment. Provides LPAs with advice on how to implement these policies Explains principles of inclusive design and how to apply them Gives ideas to designers on technical advice and guidance Gives disabled people and understanding of what to expect from planning in London Identifies national legislation and policy guidance relevant to an inclusive and accessible environment 	<p>Specific guidance and advice should be drawn upon in SPD principles.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
Mayoral draft SPG on Affordable Housing; July 2004	The purpose of this draft SPG is to give guidance on the application and implementation of policies on affordable housing in the London Plan. It does not set out any new policies; objectives or targets but is designed to help LPAs when reviewing UDPs; LDDs and planning applications.	Should be used as a key reference in defining SPD policy / principles.
Local / Borough		
Brent Council's Regeneration Strategy for Brent 2003-2004	<p>Vision: "Through the delivery of our Regeneration Strategy; we will ensure that Brent provides a home of choice for its diverse population and businesses."</p> <p>The Strategy sets out the challenge for regeneration in Brent; detailing:</p> <ul style="list-style-type: none"> • Deprivation • Low-incomes • Unemployment • Increase in the relative cost of housing over wages • Skill gaps in the workforce and a lack of basic skills. <p>And the opportunities:</p> <ul style="list-style-type: none"> • Opportunity surrounding the National Stadium at Wembley • Park Royal industrial estate • Proximity to Paddington and Cricklewood developments <p>Key Regeneration priorities:</p> <ul style="list-style-type: none"> • Reduce the gap between Brent and the rest of London – with a particular focus on 6 most deprived wards. • Reduce unemployment levels to below London average. • Increase income levels to above London average. • Promote landmark development. • Ensure high quality of life for all residents – decent homes; quality destinations and facilities; low crime; healthy living and town centres which meet local people's needs. • Avoid future decline in high risk areas. 	<p>For information.</p> <p>SPD should be consistent with these Borough priorities.</p>
Brent Community Plan 2003-2008: A Plan for Brent	<p>Brent's first community plan; produced in response to the requirements of the Local Government Act 2000. The plan represents a combined statement of the needs and priorities of local people.</p> <p>Under the following themes; through consultation 150 specific issues / objectives were identified for action.</p>	

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> • Health and social care • Local housing • Environment and transport • Regeneration and employment • Crime prevention and community safety • Education and lifelong learning <p>The plan itself considers a number of priority objectives under each theme:</p> <p>Health and Social Care:</p> <ul style="list-style-type: none"> • Statutory agencies should continue to work in close partnership with each other and the community to plan; deliver and improve responsive; affordable and culturally sensitive services. • Ensure that health & social care services are flexible and accessible. • Improve existing health and social care provision and reduce delays. • Work in partnership to tackle the broader determinants of poor health. • Increase health awareness and promotion through all available communication channels. • Recognise carers in their own right. <p>Local Housing:</p> <ul style="list-style-type: none"> • Provide good quality advice and information to residents; tenants and prospective homebuyers. • Increase the supply of appropriate; culturally sensitive housing including specialist/supported housing for vulnerable people and socially excluded groups. • Improve the quality of private housing and temporary accommodation. • Tackle homelessness through a package of housing; social and educational services. • Improve the housing benefit service. • Work with landlords to offer securer tenancies and to help them maintain their properties to an adequate standard. <p>Environment and transport:</p> <ul style="list-style-type: none"> • Deliver a comprehensive environmental education programme supported by stronger enforcement. • Facilitate stronger multi-agency partnerships to improve the environment. • Improve the environmental quality and security of parks and open spaces. • Ensure that parking schemes take into account the needs of residents and local businesses. • Improve road safety; particularly for children. • Improve the street scene. • Improve safety; accessibility and affordability of public transport and door to door services for disabled people and older people. • Improve transport infrastructure and services to facilitate regeneration. • Improve the management of waste in Brent paying particular attention to the amount of waste being recycled. 	<p>The SPD should respond to and consider these priorities throughout its principles and objectives.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<p>Regeneration and employment:</p> <ul style="list-style-type: none"> • Improve Town Centres. • Improve consultation with residents. • Tackle all forms of discrimination with respect to the access; design & delivery of services; training and employment opportunities. • Promote community cohesion and social inclusion. • Improve access to information about all public services. • Ensure more community & social facilities and services are provided and based at a neighbourhood level. • Tackle deprivation and poverty amongst vulnerable children; young people and older people. • Address the skills gap between business requirements and the local labour market; particularly with respect to key public sector workers. • Work with employers to improve employment conditions. • Secure the long term regeneration of the borough in line with Partners for Brent's Regeneration Strategy. <p>Community Safety and Crime Prevention:</p> <ul style="list-style-type: none"> • Ensure that the impact of crime and disorder is fully recognised as central to improving the well-being of the community. • Strengthen links between statutory agencies; voluntary and community sector in tackling crime. • Develop a strategic approach to improving the safety of vulnerable groups. • Continue to reduce burglary through implementation of good practice. • Develop and implement a strategy to reduce re-offending by persistent young offenders and prevent children being victims and perpetrators of crime. • Tackle priority crimes against residents and businesses. <p>Education and Lifelong Learning:</p> <ul style="list-style-type: none"> • Reduce school exclusions and provide more support to parents and pupils who are excluded. • Strengthen partnerships between statutory and voluntary sector groups. • Improve educational achievement; particularly for vulnerable children and young people. • Develop a co-ordinated strategy for children & young people across all services and agencies. 	
Adopted Brent Unitary Development Plan (UDP); 2004	<p>The overall aims of the Brent UDP are:</p> <ul style="list-style-type: none"> • to improve the environment of the Borough; • to promote regeneration of areas in need of renewal; ensuring that new development is sustainable; and 	The SPD is intrinsically linked to the UDP through policy MOS4 and other specific policies.

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> to encourage access to new development for the whole community. <p>Policy MOS4 provides the principal policy for 103 – 123 Kilburn High Road / Kilburn Square Market; and as such is delivered / supported by the SPD</p> <p>Housing: The overall housing strategy aims to increase levels of affordable housing; build mixed and balanced residential communities; provide decent homes for all; improve existing stock; regenerate run-down estates and integrate housing regeneration with other regeneration programmes.</p> <p>Transport: The overall strategy is to reduce the need to travel; and to promote more sustainable modes such as walking over private-car use.</p> <p>Townscape Quality and Design: The Brent UDP places emphasis on the importance of good design of buildings; the townscape and the public realm.</p> <p>SH2 <i>Major Town Centres</i> Requires planning proposals in Kilburn to support the maintenance and improvement of shopping and other facilities in accordance with its status as a major town centre.</p> <p>SH30 <i>Kilburn Town Centre Regeneration</i> supports action to achieve economic regeneration and environmental improvement and to ensure general good management of the shopping area.</p> <p>MOS4 <i>103 – 125 Kilburn High Road and Kilburn Square Market</i> supports proposals for town-centre and mixed uses and outlines development objectives as follows;</p> <ul style="list-style-type: none"> Enhancement of shopping facilities and townscape in Kilburn; Comprehensive approach to redevelopment; Reinforcement of building line, whilst maintaining adequate footway width and trees as far as possible; Replacement of any trees lost; New public space with new trees on Kilburn High Road frontage with good links through to Kilburn Square; No loss of Kilburn Square open space with active frontages onto Kilburn Square and Kilburn High Road; 	<p>It is assumed in our analysis that consistency is therefore intrinsic.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> • Servicing from rear; • No loss of shoppers car-parking; and • More intensive development including housing and small-business units on upper storeys is permitted subject to a quality design. 	
Kilburn High Road Streetscape Strategy, 2001	<p>The study (commissioned by the Kilburn Partnership) aims to;</p> <ul style="list-style-type: none"> • establish an overall streetscape strategy and co-ordinated framework for future physical environmental improvements in Kilburn Town Centre which take advantage of the High Road becoming a non Designated Route (July 2000) • establish an overall design context for the area, which makes reference to previous consultancy work and streetscape initiatives by the London Boroughs of Brent and Camden • to reinforce the identity of Kilburn Town Centre and create an attractive and safer place for people to visit , live and work • identify specific streetscape projects along Kilburn High Road that will enhance the character and experience of visitors and residents • provide a costed schedule of works with the aim of implementation within the next ten years • set out a design philosophy for proposed streetscape enhancement works and maintenance programmes to ensure co-ordination of the two local authorities who provide services for the town centre, other public bodies and private owners who's actions, or lack of actions, effect the quality of the streetscape within Kilburn High Road. 	The SPD should consider and where appropriate respond to these priorities throughout its principles and objectives.
	<p>Specific references to the proposed SPD location include;</p> <ul style="list-style-type: none"> • Planters and bollards create obstructions to pedestrian movement • Lack of seating for shoppers. Potential as part of forecourt area. The demand for seating can be seen by the wide cross section of people who sit on the empty brick planters in Kilburn Square. • Identified as having inadequate lighting • Tree planting within the main commercial area is limited to Kilburn Square. Street trees within Kilburn Square provide a shady retreat from the traffic and dust • The refurbishment of Kilburn Square has potential to define a town square and to allow the market to connect to Kilburn High Road • Enhancement should include repaving forecourt area and defining a town square, open market onto High Road, enhance lighting and tree planting and provide seating. Potential for canopy structure with lighting to form strong visual feature. • Concept strategy; <ul style="list-style-type: none"> • define / enhance square to small urban space to punctuate streetscene • priority area for repaving and enhanced lighting • enhance landmark buildings / urban space with floodlighting • enhance pedestrian environment / priority of pedestrian movement within main shopping area • enhance junction – extend residential character to High Road • redefine Kilburn Square through structure for market stalls to be sited along length of frontage to provide strong visual feature 	As above

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<p>Concept strategy for the whole centre includes focus on;</p> <ul style="list-style-type: none"> • Civic pride and ownership; • Co-ordination of street furniture and reduction in street ‘clutter’ • Strengthening identity and sense of place • Strengthening key gateways and defining edges to town centre • Easing pedestrian movement and road safety along Kilburn High Road • Development and enhancement of urban spaces • Strengthen street tree planting • Forecourt and shop front enhancement • Shopfront guidance • Enhancement of shoppers’ parking facilities; street and surface parking • Enhancement of evening environment • Enhancing legibility for pedestrians • Prioritise public transport corridor 	
<p>Initial Urban Design Appraisal of Site, 2004</p>	<p><u>Strengths</u></p> <ul style="list-style-type: none"> • Town centre location; • Proximity to public transport and bus interchange; • Sustainable location for high density development - in line with PPG 3, PPG13 and other policy?; • Proximity to local/community facilities; • Mature trees; • Kilburn Square - green/open space; • The Cock Tavern - locally listed building; • Market –focus to high street; • Wide pavement with seating areas along Kilburn High Road; • Historical reference through existing layout to London Square; • Recent Kilburn Estate improvements; • Strong community interest/involvement. <p><u>Opportunities</u></p> <ul style="list-style-type: none"> • To provide high quality pedestrian environment/public realm with active frontage to high street; • To improve and re-integrate market into the street scene; • Introduce an attractive landmark/corner building with mixed uses – in prime location; • Integrate green open space into wider environment and Kilburn High Road; • To draw upon historical cues/reference to London Square; • To improve visual and physical access/linkages to Health Centre and Kilburn Square; • To improve appearance of buildings and spaces; • To eradicate dark corners etc by incorporating designing out crime ideas/concepts into any new development; • To develop key gateway site – intensification with strong street frontage. 	<p>The SPD should consider and respond to this analysis throughout its principles and objectives.</p>

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<p><u>Weaknesses</u></p> <ul style="list-style-type: none"> • A poor pedestrian environment/public realm; • Fenced/enclosed and inwardly facing market with ‘fortress’ like appearance; • Poor appearance and condition of buildings; • Kilburn Square – open space isolated, inaccessible therefore not enjoyed by residents; • Health Centre – isolated, difficult to navigate to from the High Street and of poor appearance; • Poor physical and visual linkage/permeability to and through Kilburn Square; • Poor visibility/lighting with minimal opportunity for surveillance ; • Underutilised site for its location. <p><u>Threats</u></p> <ul style="list-style-type: none"> • Existing buildings (limit development potential); • Crime and poor perception of safety • Poor appearance and image; • Loss of mature trees; • Loss of open space; • Access and permeability from High Street to Kilburn Square and estate; • Pressure on local/community facilities. <p>A comprehensive design concept for future physical development and improvement at Kilburn Square;</p> <ol style="list-style-type: none"> 1. Redevelop as an important architectural statement along high street and focus for town centre. <i>Realise development potential and contribution to Kilburn Town Centre</i> 2. To reintegrate an important/locally listed building into new development, improve street frontage and public realm. <i>Incorporate locally listed building and improve street frontage/street scene</i> 3. To reorganise, redesign and re-integrate market into the high street to create new visual and physical focus for town centre. <i>Reorganise, improve and integrate market as hub of town centre</i> 4. To maintain/draw upon historical precedent by making new design references/ clues to the former London Square at this location. 	As above
Brent Town Centre Healthchecks, 2003	<p>Identifies Kilburn Square market as a key attractor for Kilburn</p> <p>Qualitative Indicators analysis results in a modal score of ‘inadequate’ for Kilburn</p>	The SPD should consider and respond to this analysis throughout its principles and objectives.
Brent Air Quality Action Plan; 2004	Currently under preparation, to be added once available.	
Brent Biodiversity Action Plan; 2000	<p>A partnership of local groups and organisations co-ordinated by Brent Parks Service.</p> <p>Lists 6 species and 30 habitats for which action plans have been prepared. Refer to action plan website for full list of species and habitats: http://www.ukbap.org.uk/lbap.aspx?id=394</p>	The SPD should be aware of any species and habitats covered by the Biodiversity Action Plan; and be sensitive to biodiversity issues.
Brent Municipal Waste	Discusses waste management in Brent in the context of national (Waste Strategy 2000) and regional	

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
Strategy – Framework Document, September 2002	<p>(Mayor's Waste Strategy for London) waste management strategic objectives as well as the 2002 WLWA waste strategy.</p> <p>It accepts and recognises the waste hierarchy:</p> <ul style="list-style-type: none"> • the most effective environmental solution may often be to reduce the generation of waste • where further reduction is not practicable, products and materials can sometimes be re-used, either for the same or a different purpose • failing these options, value should be recovered from waste through recycling, composting or energy recovery • only if none of the above offer an appropriate solution should the waste be disposed of. <p>Brent's Strategy Framework comprises 7 main areas of action for the period to 2006:</p> <ol style="list-style-type: none"> 1. Improve the performance of existing waste schemes 2. Extend the Green Box where appropriate 3. Provide a variant of the Green Box service to estates 4. Introduce the collection of organic waste for central composting 5. Establish a Waste Management Site incorporating Recycling Facilities including some bulk storage, Civic Amenity functions, and a base for future Waste Collection Operations. 6. Carry through procurement of services beyond 2007 7. In its role as a WPA ensure that sufficient land resources are available by safeguarding existing waste sites and identifying new sites. In addition to waste covered by this strategy this process needs to take into account all other waste arising in Brent. 	SPD should reflect these action areas, and seek to avoid any potential conflict with them through its objectives and principles.
Action Plan 2001 for a Sustainable Brent (LA 21)	<p>Local Agenda 21 in Brent aims to promote changes in behaviour of all individuals so that we can help improve the environment through everyday practises and the way we go about our everyday lives.</p> <p>The action plan outlines community initiatives and projects in Brent which fulfil sustainability criteria to show how schools, communities, individuals and businesses can promote sustainability and responsible citizenship.</p> <p>It highlights / details a number of projects / initiatives as case studies under the broad headings of:</p> <ul style="list-style-type: none"> Access Built Environment Community Wellbeing Education and Awareness Raising Energy Health Open Space and Biodiversity Pollution (including AQMAs) Regeneration and Economy Transport, reducing car use and congestion Waste 	

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<p>Water, especially polluting discharges</p> <p>The action plan also identifies 28 indicators for a sustainable Brent:</p> <p><u>Access</u> Indicator 1: Access to Allotments Indicator 2: Access to Local Green Space Indicator 3: Access for the Disabled to Council Buildings</p> <p><u>Built Environment</u> Indicator 4: New Homes Built on Previously Developed Land Indicator 5: Housing Repairs Indicator 6: Supply of Affordable Dwellings</p> <p><u>Community Well Being</u> Indicator 7: Level of Crime Indicator 8: Fear of Crime and Disorder Indicator 9: Participation in Local Democracy</p> <p><u>Energy</u> Indicator 10: Domestic Energy Use Indicator 11: Fuel Poverty</p> <p><u>Health and Education</u> Indicator 12: Mortality by Cause Indicator 13: Mental Health Indicator 14: Education</p> <p><u>Natural Environment and Biodiversity</u> Indicator 15: Tree Coverage Indicator 16: Total Area of Nature Conservation Importance Indicator 17: Changes in Population of Selected Characteristic Species</p> <p><u>Pollution</u> Indicator 18: Annual Levels of Air Pollutants Indicator 19: Rivers and Canal Water Quality</p> <p><u>Transport</u> Indicator 20: Overall Traffic Volumes by Mode Indicator 21: Alternatives to Travel by Car Indicator 22: Cycle Routes Indicator 23: Road Accidents</p> <p><u>Economy</u> Indicator 24: Shopping Facilities</p>	

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	Indicator 25: Unemployment Indicator 26: Business VAT Registrations Indicator 27: Businesses Working to a Recognised Environmental Standard <u>Waste</u> Indicator 28: Household Waste Arisings and Recycling	
SPG17: Brent Design Guide for New Development; 2001	Aim of SPG is to: <ul style="list-style-type: none"> • Encourage high quality design in all new development • Protect the character and amenities of existing areas that are worth preserving • Create clear and useable guidance for all those involved in the planning and design process • Ensure the effective use of urban land and resources and support sustainable urban regeneration • Supplement the policies and guidance found in the Borough's UDP 	This SPG should provide key input for the SPD.
	The guide intends to provide the basis for productive negotiation and agreement by all those in the development process – to produce well designed; high quality schemes. Key issues and factors: <ul style="list-style-type: none"> • Designing streets and neighbourhoods <ul style="list-style-type: none"> - Successful streets - Creating places; rather than estates - Design to make higher residential density work - Ownership and security • Design layout <ul style="list-style-type: none"> - Building lines - Size and scale - Privacy - Sunlight - Residential internal areas - Conversions to meet changing needs - Live / work characteristics • Design appearance <ul style="list-style-type: none"> - Elevations and access - Windows - Consistency and Implementation - Balconies and roof terraces - Materials • Outside spaces <ul style="list-style-type: none"> - Private and communal space - Front gardens and boundaries - Planting and trees 	

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<ul style="list-style-type: none"> - Parking and garages - Recycling areas 	
SPG19: Brent Sustainable Design; Construction and Pollution Control; April 2003	<p>A sustainable environment is about building with the needs of the future; as well as the present; in mind. The introduction sets out 11 principles of Sustainable design:</p> <ol style="list-style-type: none"> 1. Intentional 2. Place sensitive 3. Integrative 4. Long-term 5. Healthy 6. Efficient 7. Participatory 8. Creative 9. Flexible 10. Locally responsible 11. Co-operative <p>The SPG sets out the full statutory and policy setting for sustainability and design – from Global agreements to Brent Plans and SPGs / SPDs</p> <p>The guidance has the aims of:</p> <ul style="list-style-type: none"> • Providing guidance to developers to secure more sustainable development in Brent. • Encourage developers and building professionals to consider sustainability from the earliest stages of the design process; and to go beyond minimum standards. • Raise awareness among local residents; businesses and other Council units. <p>Chapters cover detailed guidance and planning advice on:</p> <ul style="list-style-type: none"> • Sustainable design • Sustainable construction • Pollution control 	
Housing Strategy 2002-2007	<p>Housing Need</p> <ul style="list-style-type: none"> • Gross affordable housing requirement 5,547 units • Supply of affordable units 922 • Net affordable housing requirements 4,625 units (per annum) <p>Within the overall picture, the following points are worth emphasising:</p> <ul style="list-style-type: none"> • Property prices have risen between 106% and 129%, with prices for typical first purchases rising by 112% for flats and 121% for terraced houses. • Minimum prices in the least expensive areas of the borough are £68,500 for a one bedroom property and £107,000 for a two-bedroom property. • Rents for a one-bedroom property are £172 per week, compared to £110 at the time of the last 	The SPD should consider and respond to this analysis throughout its principles and objectives.

Plan or programme	Objectives; guidance or targets	Implications for SPD – Synergies; Inconsistencies; Constraints
	<p>survey and the figures for two bedroom properties are £204 and £130 respectively.</p> <ul style="list-style-type: none"> • Incomes have risen by an average 4.1% annually over the same period. • 26,307 households are living in unsuitable housing (25.3% of all households) and of these, 9,695 of those currently in need would need to move to resolve their problems. 	
Other		
CIRIA Sustainable Drainage design manual and best practice guidance.	<p>NOTE: New developments should also consider the detailed guidance and best practice provided in:</p> <p>CIRIA reports:</p> <ul style="list-style-type: none"> • C522: Sustainable Urban Drainage Systems - design manual for England and Wales • C523: Sustainable Urban Drainage Systems – best practice manual for England; Scotland; Wales and Northern Ireland <p>These reports are available from CIRIA: http://www.ciria.org/suds/publications.htm but have not been reviewed in detail here.</p>	

APPENDIX 3: BASELINE

Table 8: The detail of the baseline

Topic / Indicator	Quantified Data and Source (inc. comparators and targets)				Action / Issues for SPD																								
Social																													
Prosperity and Social Inclusion																													
Level of Deprivation	Kilburn ward identified as one of worst 50 wards in London and second worst within Brent (1998 Index of Local Deprivation) Kilburn ward within 20% most deprived wards in London (The London Plan, GLA, 2004)				Note / reflect high level of deprivation.																								
Indices of Deprivation	<table border="1"> <thead> <tr> <th></th> <th>Kilburn ward</th> </tr> </thead> <tbody> <tr> <td>IMD Rank</td> <td>6312</td> </tr> <tr> <td>Rank of Income Domain</td> <td>5156</td> </tr> <tr> <td>Rank of Employment Domain</td> <td>6397</td> </tr> <tr> <td>Rank of Health Domain</td> <td>9243</td> </tr> <tr> <td>Rank of Education Domain</td> <td>17028</td> </tr> <tr> <td>Rank of Housing Domain</td> <td>4112</td> </tr> <tr> <td>Rank of Crime Domain</td> <td>5377</td> </tr> <tr> <td>Rank of Living Env. Domain</td> <td>16554</td> </tr> </tbody> </table> <p>A rank of 1 is the most deprived, and 32482 the least deprived, on this overall measure. (ODPM Indices of Deprivation 2004)</p>					Kilburn ward	IMD Rank	6312	Rank of Income Domain	5156	Rank of Employment Domain	6397	Rank of Health Domain	9243	Rank of Education Domain	17028	Rank of Housing Domain	4112	Rank of Crime Domain	5377	Rank of Living Env. Domain	16554	Note / reflect high level of deprivation.						
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Average Income	Kilburn ward 56% of households with gross income of less than £17,500 per annum (London Average Salary) Brent average 51% of households with gross income of less than £17,500 per annum (London Average Salary) (Directory of Social Conditions for Brent 1996)				Note / reflect low household income of local population. SPD to seek quality employment provision on site.																								
Level of Housing and Council Tax Receipt	Kilburn ward 35% - 44.9% of households in receipt Brent average 44.7% of households in receipt (Directory of Social Conditions for Brent 1996)				Note / reflect high level of benefit claimants. SPD to seek quality employment provision on site.																								
Health																													
Above average level of Standardised Mortality rate	Kilburn ward has an above average but not significant level of standardised mortality rate 101 – 122 (above 100 indicates above average, above 123 is significant) age 15 – 64 Brent average 92.1 (Directory of Social Conditions for Brent 1996)				Note / reflect standardised mortality rate of local population																								
Health and provision of care	<table border="1"> <thead> <tr> <th></th> <th>Kilburn ward Total</th> <th>Kilburn ward %</th> <th>Borough average %</th> </tr> </thead> <tbody> <tr> <td>Good</td> <td>9545</td> <td>67.4</td> <td>70.1</td> </tr> <tr> <td>Fairly Good</td> <td>3123</td> <td>22.0</td> <td>21.3</td> </tr> <tr> <td>Not Good</td> <td>1504</td> <td>10.6</td> <td>8.6</td> </tr> <tr> <td>Person with Limiting long-term illness</td> <td>2468</td> <td>17.4</td> <td>15.6</td> </tr> <tr> <td>Provided unpaid care</td> <td>1051</td> <td>7.4</td> <td>8.7</td> </tr> </tbody> </table> (Census 2001)					Kilburn ward Total	Kilburn ward %	Borough average %	Good	9545	67.4	70.1	Fairly Good	3123	22.0	21.3	Not Good	1504	10.6	8.6	Person with Limiting long-term illness	2468	17.4	15.6	Provided unpaid care	1051	7.4	8.7	Note / reflect health profile of local population
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Health Care Provision	Kilburn ward: no data available at this level																												
Education and Skills																													
Educational Attainment	Kilburn ward: 24.3% of those aged over 16 - 74 have no qualifications, 34.6 % were qualified to a level above GCE 'A' level				Note education profile of local population.																								

Topic / Indicator	Quantified Data and Source (inc. comparators and targets)			Action / Issues for SPD
	Borough Average: 24.7% of those aged over 16 - 74 have no qualifications, 30.3% were qualified to a level above GCE 'A' level (Census 2001)			
Population and Housing				
Population Profile		Kilburn Ward	Borough Average	Note / reflect local population (Census 2001)
	Males	47%	49%	
	Females	53%	51%	
	Total	14172	263464	
Population Density	Kilburn ward: 150 persons / hectare Borough wide: 60.9 persons / hectare (Census 2001)			Note density profile of surrounding area
Percentage of lone parent households	Kilburn ward: 10.1% lone parent households Borough wide: 8% lone parent households (Census 2001)			Note / reflect lone parent proportion of local population
Ethnicity Profile		Kilburn Ward %	Borough Average %	Note / reflect ethnicity profile of local population (2001 Census)
	White	56	45.2	
	Mixed	4.3	3.8	
	Asian or Asian British	8.8	28.1	
	Black or Black British	26.9	19.5	
	Chinese or other	3.8	3.4	
Average Household Size	Kilburn ward: 2.14 Borough wide: 2.64 (Census 2001)			Note / reflect average household size in housing proposals
Housing Tenure		Kilburn Ward %	Borough Average %	Note high level of rented accommodation, particularly social rented (2001 Census)
	Owner occupied	30.2	57.7	
	Rented	69.8	42.3	
	[of which Social]	48	22.4	
Proportion of Pensioner only Households (single occupancy)	Kilburn ward: 10.9% Borough wide: 10.8% (Census 2001)			Note / reflect proportion of local population of pensionable age
Level of Housing Overcrowding	Kilburn ward: 31.6% of total living in overcrowded conditions Borough wide: 23.5% of total living in overcrowded conditions [as defined by Brent Census Analysis] (Census 2001)			Note high level of persons living in overcrowded conditions. Ensure housing development on site would not exacerbate this situation
Housing Need	Borough wide net affordable housing requirements 4,625 units (per annum) (Housing Strategy 2002-2007)			SPD to ensure that development contributes towards affording housing target
Crime Prevention and Community Safety				
Fear of Crime	Proposed site: fenced / enclosed and inwardly facing market with 'fortress' like appearance (Initial Urban Design Appraisal, 2004)			SPD to contain design guidance / vision to ensure that development contributes towards creating an inclusive
	Proposed site: Poor perception of safety			

Topic / Indicator	Quantified Data and Source (inc. comparators and targets)				Action / Issues for SPD													
	(Initial Urban Design Appraisal, 2004)				environment.													
Incidence of Crime	Quarter	No. of incidents Kilburn Centre	No. of incidents SPD Site	Site incidents as % of Centre total	SPD needs to address the fact that the site is the location for a significant proportion of all crimes committed in Kilburn. On average, around 20% of all Kilburn High Road crimes occur on the SPD site.													
	1 2003 / 04	42	9	21.4														
	2 2003 / 04	46	11	23.9														
	3 2003 / 04	43	5	11.6														
	4 2003 / 04	64	11	17.2														
	1 2004 / 05	41	7	17.1														
	2 2004 / 05	40	11	27.5														
	Average %			19.8														
(LB Brent GIS Crime Mapping Special Run, 2004)																		
Community Identity																		
Civic pride & ownership	Proposed site: Redevelopment potential as a town square to assist in the fostering of civic pride & ownership (Kilburn High Road Streetscape Strategy, 2001)				SPD to contain design guidance / vision to ensure that development contributes towards creating an inclusive environment.													
Level of Participation in Local Elections	Kilburn ward: 38% share of poll Borough wide: 48.3% share of poll (Directory of Social Conditions for Brent 1996)				Note level of participation consider in drawing up consultation strategy													
Accessibility																		
Pedestrian Movement	Proposed site: Currently poor pedestrian environment (Initial Urban Design Appraisal, 2004)				SPD to contain design guidance / vision to ensure that development contributes towards creating an inclusive environment.													
	Proposed site: Need to prioritise pedestrian movement (Kilburn High Road Streetscape Strategy, 2001)																	
	Kilburn High Road Ped Shed survey results																	
	<table border="1"> <caption>Kilburn Average Hourly Flow 1996-99</caption> <thead> <tr> <th>Day</th> <th>Year</th> <th>Average Hourly Pedestrian Flow</th> </tr> </thead> <tbody> <tr> <td>Friday</td> <td>'96</td> <td>800</td> </tr> <tr> <td>Friday</td> <td>'99</td> <td>730</td> </tr> <tr> <td>Saturday</td> <td>'96</td> <td>980</td> </tr> <tr> <td>Saturday</td> <td>'99</td> <td>850</td> </tr> </tbody> </table>					Day	Year	Average Hourly Pedestrian Flow	Friday	'96	800	Friday	'99	730	Saturday	'96	980	Saturday
Day	Year	Average Hourly Pedestrian Flow																
Friday	'96	800																
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(Town Centre Health Checks, 2001)																		
Travel to work			Kilburn ward total	Kilburn ward %	Borough average	Note / reflect nature of travel modal choices												
	All people aged 16-74 in employment		6554	100	5653													
	People who work mainly at or		473	7.2	9.2													

Topic / Indicator	Quantified Data and Source (inc. comparators and targets)				Action / Issues for SPD
	from home				
	usually travel to work by:	Underground; metro; light rail; Tram	2061	31.4	25.4
		Train	539	8.2	6.2
		Bus; Mini Bus or coach	1150	17.5	13.0
		Motorcycle; Scooter; moped	90	1.4	0.9
		Driving a car or van	1349	20.6	33.8
		Passenger in a car or van	75	1.1	2.8
		Taxi or minicab	24	0.4	0.4
		Bicycle	195	3.0	1.6
		On foot	579	8.8	6.5
		Other	19	0.3	0.3
	(Census 2001)				
Environmental					
Traffic					
Traffic Flows	Kilburn ward: no data available at this level				
Water Quality and Resources					
Flood risk zones	<p>Results of Environment Agency Flood Risk search for Postcode NW6</p> <ul style="list-style-type: none"> “The location you have selected is in an area which fell outside the extent of the extreme flood, at the time of our assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less” 				No action required
Length of main river	There are no main rivers in the SPD area				No action required
Environmental Noise					
Noise Nuisance (people reporting disturbance)	Information will be available from the London Noise Map http://www.noisemapping.org/frames/Map.asp				SPD to ensure appropriate consideration of this issue and possible mitigation.
Air Quality					
Air Quality Management Area/s	The proposed site falls within an AQMA http://www.brent.gov.uk/ehealth.nsf				SPD to ensure appropriate consideration of this issue and possible mitigation.
Biodiversity					
Local Biodiversity Action Plan: Species covered etc.	None				No action required
Sites of Importance for Nature Conservation (SINCs)	None				No action required
Other Important Nature / Habitat Sites	None				No action required
Landscape, Townscape and Historic Environment and Cultural Assets					

Topic / Indicator	Quantified Data and Source (inc. comparators and targets)	Action / Issues for SPD
Number and condition of listed buildings and monuments	A locally listed property is adjacent to the proposed SPD site (Brent UDP, 2004).	SPD to ensure appropriate consideration of this factor.
% vacant properties	No vacant units within the primary frontage (Town Centre Health Checks, 2003)	Note high level of occupancy
Level of Open Space Deficiency	Kilburn ward: 81% of ward in local open space deficiency area Borough wide: 40% of ward in local open space deficiency area (Directory of Social Conditions for Brent 1996)	SPD to ensure appropriate consideration of this factor.
Physical improvements	Proposed Site: Opportunity to define / enhance square as a small urban space to punctuate the streetscene (Kilburn High Road Streetscape Strategy, 2001)	SPD to contain design guidance / vision to ensure that development contributes towards creating an appropriate, inclusive environment.
	Proposed Site: Opportunity area for landmark buildings (Kilburn High Road Streetscape Strategy, 2001)	
	Proposed Site: Lighting in need of improvement (Kilburn High Road Streetscape Strategy, 2001)	
	Proposed Site: In need of repaving (Kilburn High Road Streetscape Strategy, 2001)	
	Proposed Site: Opportunity to provide seating for shoppers (Kilburn High Road Streetscape Strategy, 2001)	
	Proposed Site: Currently poor public realm (Initial Urban Design Appraisal, 2004)	
Climate Change / Energy		
Domestic energy efficiency	Kilburn ward: no data available at this level	
Waste Management		
Household Waste Collection (tonnes)	Kilburn ward: no data available at this level	
% Population with Access to Recycling Scheme	Kilburn ward: no data available at this level	
Soil and Land		
Brownfield development rate	Kilburn ward: no data available at this level	
Economic		
Growth		
Expansion opportunities	Proposed Site: Potential for redevelopment to allow Kilburn Square Market to connect to main retail area (Kilburn High Road Streetscape Strategy, 2001)	SPD to contain design guidance / vision to ensure that development contributes towards creating an appropriate, inclusive environment.
Employment		
Retail centres	Site frontage designated as primary retail frontage (Brent UDP, 2004)	SPD to reflect this designation
No of Businesses and Jobs	Kilburn ward: no data available at this level	
Office demand	No demand for office development in this location	SPD to note this factor

Topic / Indicator	Quantified Data and Source (inc. comparators and targets)	Action / Issues for SPD
	(London Office Policy Review GLA 2004)	
Unemployment Rates	Kilburn ward: 8% Borough wide: 9.6% (Census 2001)	Note / reflect level of unemployment. SPD to seek quality employment provision on site.
Regeneration		
Need to promote regeneration	Qualitative Indicators analysis results in a modal score of 'inadequate' for Kilburn (Town Centre Health Checks, 2003)	Note / reflect poor qualitative score. SPD to seek improved provision on site.
Surrounding regeneration activity	No of schemes currently being developed on Camden side of High Road (Kilburn Partnership)	SPD to take account of these development where appropriate
Investment		
	Kilburn ward: no data available at this level	
Efficient Movement		
Peak / Off Peak Traffic Speeds	Kilburn ward: no data available at this level	
Other Transport Indicators	Kilburn ward: no data available at this level	

APPENDIX 4: SUSTAINABILITY OBJECTIVES AND CRITERIA

Table 9: The Detail of the Sustainability Objectives and Criteria

Objective	Criteria
Social	
Prosperity and Social Inclusion 1. To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?
	Will it improve affordability of essential services?
Health 2. To improve the health of the population	Will it improve access to high quality health facilities?
	Will it encourage healthy lifestyles and provide opportunities for sport and recreation?
	Will it reduce health inequalities?
	Will it reduce death rates?
Education and Skills 3. To improve the education and skills of the population	Will it improve qualifications and skills of the population?
	Will it improve access to high quality educational facilities?
	Will it help fill key skill gaps?
Housing 4. To provide everybody with the opportunity to live in a decent home	Will it increase access to good quality and affordable housing?
	Will it encourage mixed use and range of housing tenure?
	Will it reduce the number of unfit homes?
	Will it reduce homelessness?
Quality of surroundings 5. To provide everybody with good quality surroundings	Will it improve the satisfaction of people with their neighbourhoods as places to live; encouraging 'ownership'?
	Will it improve residential amenity and sense of place?
	Will it reduce actual noise levels?
	Will it reduce noise concerns?
Crime Prevention and & Community Safety 6. To reduce crime and anti-social activity	Will it reduce actual levels of crime?
	Will it reduce the fear of crime?
Community Identity 7. To encourage a sense of local community; identity and welfare	Will it encourage engagement in community activities?
	Will it increase the ability of people to influence decisions?
	Will it improve ethnic relations?
	Will it encourage communications between different communities in order to improve understanding of different needs and concerns?
	Will it encourage people to respect and value their contribution to society?
Accessibility 8. To improve accessibility to key services especially for those most in need	Will it improve accessibility to key local services?
	Will it improve the level of investment in key community services?
	Will it make access more affordable?
	Will it make access easier for those without access to a car?
Environmental	
Traffic 9. To reduce the effect of traffic on the environment	Will it reduce traffic volumes?
	Will it increase the proportion of journeys using modes other than the car?
	Will it encourage walking or cycling?
	Will it increase road safety?
Water Quality & Resources 10. To improve water quality; conserve water resources and provide for sustainable sources of water supply	Will it improve the quality of inland water?
	Will it reduce water consumption?
Air Quality 11. To improve air quality	Will it improve air quality?
	Will it help achieve the objectives of the Air Quality Management Plan?
	Will it reduce emissions of key pollutants?
Biodiversity 12. To conserve and enhance biodiversity	Will it conserve and enhance habitats of borough or local importance habitats and create habitats in areas of deficiency?
	Will it conserve and enhance species diversity; and in particular avoid harm to protected species?
	Will it maintain and enhance sites designated for their nature conservation interest?
	Will it encourage protection of and increase number of trees?
Landscape & Townscape 13. To maintain and enhance the quality of landscapes and townscapes	Will it improve the landscape and ecological quality and character of open spaces?
	Will it decrease litter in towns and open spaces?

Objective	Criteria
Historic Environment & Cultural Assets 14. To conserve and where appropriate enhance the historic environment and cultural assets	Will it protect and enhance Conservation Areas and other sites; features and areas of historical and cultural value?
Climate Change 15. To reduce contributions to climate change and reduce vulnerability to climate change	Will it reduce emissions of greenhouse gases by reducing energy consumption? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it reduce emissions of ozone depleting substances? Will it minimise the risk of flooding from rivers and watercourses to people and property? Will it reduce the risk of damage to property from storm events?
Waste Management 16. To minimise the production of waste and use of non-renewable materials	Will it lead to reduced consumption of materials and resources? Will it reduce household waste? Will it increase waste recovery and recycling? Will it reduce hazardous waste? Will it reduce waste in the construction industry?
Land and Soil 17. To conserve and enhance land quality and soil resources	Will it minimise development on greenfield sites? Will it ensure that where possible; new development occurs on derelict; vacant and underused previously developed land and buildings and that land is remediated as appropriate? Will it minimise the loss of soils to development? Will it maintain and enhance soil quality? Will it reduce the risk of subsidence?
Economic	
Growth 18. To encourage sustainable economic growth	Will it encourage new business start-ups and opportunities for local people? Will it improve business development and enhance productivity? Will it improve the resilience of business and the economy? Will it promote growth in key sectors? Will it promote growth in key clusters? Will it enhance the image of the area as a business location?
Employment 19. To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce short and long-term local unemployment? Will it provide job opportunities for those most in need of employment? Will it help to reduce long hours worked? Will it help to improve earnings?
Regeneration 20. To reduce disparities in economic performance and promote regeneration	Will it improve economic performance in advantaged and disadvantaged area reducing disparity with surrounding areas? Will it promote regeneration?
Investment 21. To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business? Will it encourage inward investment? Will it make land and property available for business development?
Efficient Movement 22. To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting? Will it improve accessibility to work by public transport; walking and cycling? Will it reduce the effect of traffic congestion on the economy? Will it reduce journey times between key employment areas and key transport interchanges? Will it facilitate efficiency in freight distribution?
Town Centres 23. To improve the Vitality and Viability of Town Centres	Will the proposal significantly contribute to the vitality and viability of the centre? Will the proposal improve the (retail) offer of the centre? Is the proposal of sufficient quality and significance given its TC location?

APPENDIX 5: SPD Objectives Matrix

Table 10: The Compatibility of SPD Objectives

SPD Objectives Matrix										
		SPD Objectives								
		1. comprehensive approach	2. mix of uses	3. enhance the townscape	4. reinforce the building line	5. retain existing mature trees	6. improve public space	7. create active frontages	8. no loss of shoppers car parking	9. Intensification of housing / business uses
++	Major Positive									
+	Minor Positive									
0	No impact									
-	Minor Negative									
--	Major Negative									
?	Uncertain									
SPD Objectives	1. comprehensive approach		++	++	++	?	++	++	?	++
	2. mix of uses			++	0	?	+	++	+	++
	3. enhance the townscape				++	++	++	++	?	++
	4. reinforce the building line					?	?	++	?	+
	5. retain existing mature trees						++	?	?	?
	6. improve public space							++	?	+
	7. create active frontages								?	++
	8. no loss of shoppers car parking									?
	9. Intensification of housing / business uses									

APPENDIX 6: SPD Objectives / SA Objectives Matrix

Table 11: The Compatibility of the SPD Objectives with the SA Objectives

SPD Objectives / SA Objectives Matrix		SA Objectives																				
		Social							Environmental							Economic						
		1. Prosperity & Social Inclusion	2. Health	3. Education & Skills	4. Housing	5. Crime Prevention & Community Safety	6. Community Identity	7. Accessibility	8. Traffic	9. Water Quality	10. Air Quality	11. Biodiversity	12. Landscape	13. Historic & Cultural Environment	14. Climate Change	15. Waste Management	16. Soil & Land	17. Growth	18. Employment	19. Regeneration	20. Investment	21. Efficient Movement
++ Major Positive + Minor Positive 0 No impact - Minor negative -- Major Negative ? Uncertain																						
SPD Objectives	1. comprehensive approach	+	+	0	++	++	+	+	0	0	?	?	+	+	?	+	+	++	+	++	++	+
	2. mix of uses	+	+	+	++	++	+	++	+	0	?	?	+	0	?	+	+	++	+	++	++	++
	3. enhance the townscape	+	0	0	0	+	++	+	0	0	?	+	+	+	+	0	+	+	+	++	+	+
	4. reinforce the building line	0	0	0	0	+	+	+	0	0	0	0	++	+	0	0	+	+	+	++	+	+
	5. retain existing mature trees	0	+	0	0	0	+	0	0	0	++	++	++	++	++	0	++	0	0	0	0	0
	6. improve public space	+	+	0	0	+	++	+	0	0	0	+	++	+	0	+	++	+	+	++	+	+
	7. create active frontages	+	0	0	-	+	++	+	0	0	0	0	++	++	0	0	+	+	+	++	+	+
	8. no loss of shoppers car parking	0	0	0	0	+	+	++	?	0	?	0	+	+	?	0	0	+	+	+	+	+
	9. Intensification of housing / business uses	+	+	+	++	+	+	++	?	-	?	?	+	+	?	-	+	++	++	++	++	++

