

Brent Council - The Executive 18 July 2011

ALPERTON MASTERPLAN SPD

Appendix 5

Screening Document for SA and SEA

Screening Document for Sustainability Appraisal and Strategic Environmental Assessment for the Alperton Masterplan SPD

1. Introduction

- 1.1. The Alperton Masterplan SPD is part of the Brent Local Development Framework and is supplementary to the Brent Core Strategy 2010 and the Site Specific Allocations 2011.
- 1.2. Alperton is one of five growth areas identified in the Core Strategy:
 - Wembley;
 - Alperton;
 - South Kilburn;
 - Church End; and
 - Burnt Oak / Colindale.
- 1.3. A Sustainability Appraisal (SA) has been carried out for the Core Strategy and the Site Specific Allocations (SSAs). The Core Strategy was assessed for its potential impact on sustainability – wider environmental, economic and social effects on the borough.
- 1.4. The purpose of the SA was to consider the implications of the Core Strategy, from a broad sustainability perspective, by assessing options and the proposed submission Core Strategy against the current and likely future situation in the borough and SA objectives, these are listed below. The SA was conducted to meet the requirements of the relevant regulations, and Government guidance was followed.
- 1.5. The Planning Act 2008 allows Local Planning Authorities to prepare SPDs without undertaking SA/SEA, as long as they screen for the need for a SA incorporating a Strategic Environmental Assessment (SEA) of the SPD as it is produced. In light of the 2008 Planning Act, the Council is required to carry out a screening to ensure that the legal requirements for SA/SEA are met where there are impacts that have not been covered in the appraisal of the parent DPD.
- 1.6. The Core Strategy is an 'overarching' strategic policy document for the borough and covers a wide range of issues and spatial matters. This screening report establishes whether there are impacts of the Alperton Masterplan SPD that have not been covered in higher level SA/SEAs and if a full SA/SEA is required for this SPD.
- 1.7. The impact of the SPD will be restricted to small areas at a local level, although it will help deliver borough wide objectives the issues considered do not need to be as comprehensive as before. The SEA Directive suggests a possible exemption of SEA where the plan or programme would be likely not to have significant environmental effects.

2. Sustainability appraisal objectives

- 2.1. The sustainability appraisal objectives sought to address all aspects of a healthy environment, society and economy. They were developed through discussions with officers at Brent council, and consultation with interested parties.

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2.2. The objectives provided a structure to describe, assess and compare the sustainability effects of the Core Strategy. They were sub-divided under the three themes of environmental, social and economic, although many issues and effects are likely to cut across these themes.

OBJECTIVE	Relevance/ Impact
SOCIAL	
<p>Prosperity and Social Inclusion S1. To reduce poverty and social exclusion</p>	<p>The SPD encourages the development of cultural activities, affordable workspace, affordable housing, improvements to town centre, access to public transport and the subsequent social infrastructure such as new and improved openspaces, public realm; health, education and community facilities will benefit all. New bridges proposed across the canal and the River Brent will improve social cohesion and access to new facilities from other communities.</p>
<p>Health and Wellbeing S2. To improve the health and wellbeing of the population</p>	<p>The SPD supports improvements /provision of</p> <ul style="list-style-type: none"> • access to green spaces/ MUGA • quality of green spaces which will encourage the use of them for sports or recreational activities. • access and the use of the canal which will provide additional recreation and leisure assets. • cycle paths, footpaths and towpaths which will reduce car use, subsequently reduce level of pollution and increase the level of exercise • new health centre for doctors and dentists and health and fitness centre.
<p>Education and Skills S3. To improve the education and skills of the population</p>	<p>Redevelopment of Alperton Community School is one the objectives of this SPD. The proposed education hub will provide education and training for the community. Upskilling and training will be a standard Community Infrastructure Levy for new employment related development.</p>
<p>Housing S4. To provide everybody with the opportunity to live in a decent home</p>	<p>One of the strategic objectives of the SPD is to provide 1,600 new homes for families, couples and individuals. 50% of these homes would be affordable to cater for different income levels of household.</p>
<p>Crime Prevention and & Community Safety S5. To reduce crime and anti-social activity</p>	<p>The SPD includes proposals which will result in reducing the fear of crime and crime opportunities and deterring crime:</p> <ul style="list-style-type: none"> • Increasing footfall by improving access, footpaths and towpaths. • Introducing lighting scheme and de-cluttering

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	<ul style="list-style-type: none"> • Developing vacant and derelict buildings particularly around Newfield Estate. • Improving public realm
<p>Community Identity S6. To encourage a sense of community; identity and welfare</p>	<p>The proposed transformation is considered within the context of the diverse population of Alperton. It supports existing arts and cultural activities particularly associated with the temple. It also acknowledges the regional significance of Ealing Road for ethnic shopping. It also promotes a new identity, the Canal which connects three distinctive neighbourhoods</p>
<p>Accessibility S7. To improve accessibility to key services especially for those most in need</p>	<p>One of the strategic objectives of the SPD is to provide new social infrastructure (education and health facilities and community centres) to support growth. The relevant proposals are included in the implementation plan. Contributions towards these key services as a result of population growth will be expected from developers from CIL or S106</p>
ENVIRONMENTAL	
<p>Traffic EN1. To reduce the effect of traffic on the environment</p>	<p>The SPD proposes improved access and enhanced services to public transport. Meanwhile walking, cycling and the use of the canal for moving freight are promoted through infrastructure improvements. Other car reduction measures such as car clubs, controlled parking zones, car free development and adapted parking standards are required for new residential development. Travel plans are required for all major developments.</p>
<p>Water Quality & Resources EN2. To improve water quality; conserve water resources and provide for sustainable sources of water supply</p>	<p>New development in Alperton will need to be built to conserve water by applying</p> <ul style="list-style-type: none"> • water efficient fixtures and fittings • rainwater harvesting for reuse in buildings and for irrigation • grey water recycling and • sustainable draining systems (SUDs) to collect and store water and <p>SUDs can also filter water entering to the River Brent and the canal./</p>
<p>Air Quality EN3. To improve air quality</p>	<p>Apart from applying the car reductions in EN1, the SPD also include the aspiration for planting 500 trees and improving green spaces, green roofs and green walls will also improve air quality.</p>
<p>Biodiversity EN4. To conserve and enhance biodiversity</p>	<p>The Grand Union Canal is an important resource for wildlife, water quality will be protected by preventing rainwater run-off entering the canal by using SUDs. The SPD also include the following measures to conserve and enhance biodiversity: protecting canal side trees,</p>

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	<ul style="list-style-type: none"> removing invasive plants, installing bird and bat boxes and nesting rafts, creating reedbeds and ponds, green roofs and living walls, hedgerow and wildflower planting.
<p>Landscape & Townscape EN5. To maintain and enhance the character and quality of landscapes and townscapes</p>	<p>Alperton will be tied together by a network of carefully designed new streets and footbridges, attractive public spaces and with improved landscape, facilities and accessibility. Public realm improvements will help transform the area and canalside will be enhanced with improved towpaths and offside edge improvements. 500 new trees will be planted. The SPD also intends to transform the disjointed and rundown part of London.</p>
<p>Historic Environment & Cultural Assets EN6. To conserve and, where appropriate, enhance the historic environment and cultural assets</p>	<p>Ealing Road (one of London's best Asian shopping areas), the temple, the canal and the railway arches are historical and cultural assets of the SPD area. They have been well integrated into the SPD as unique selling points. Particularly, the canal is regarded as the gem to attract waterfront developments.</p>
<p>Climate Change EN7. To reduce contributions to climate change and reduce vulnerability to climate change</p>	<p>All major proposals in Alperton are required to meet Code for Sustainable Homes Level 4 (residential) or BREEAM Excellent (non residential). All proposals will be expected to incorporate the climate change mitigation measures: connecting to decentralized energy, applying SUDs, reducing the use of car, applying water conservation and energy efficiency measures, using passive solar gain and renewable energy, planting trees, promoting composting and recycling.</p>
<p>Waste Management EN8. To minimise the production of waste and use of non-renewable materials</p>	<p>All proposals will be expected to comply with SPG 19 Sustainable design and Construction and score a minimum of 50% on the Brent Sustainability Checklist which encourages the reuse of demolition materials and recycled construction materials.</p>
<p>Land and Soil EN9. To conserve and enhance land quality and soil resources</p>	<p>Most of the SPD area is probably contaminated because of the association of currently or historically industrial or commercial uses. Remediation measures will be required to decontaminate before redevelopment,</p>
ECONOMIC	
<p>Growth EC1. To encourage sustainable economic growth</p>	<p>The SPD aims to</p> <ul style="list-style-type: none"> Protect and enhance the viability and vitality of Ealing Road as a District Centre and exploit Alperton's proximity to Park Royal

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	Industrial Estate to generate more local jobs. The SPD also encourages the provision of affordable workspace and modern business space for economic growth.
Employment EC2. To offer everybody the opportunity for rewarding and satisfying employment	Apart from Ealing Road being continuously promoted as a regional Asian shopping street for retail related employment, the “industrial transition zone” will provide new employment space for a mix of modern light industrial units, studios and manage workspaces.
Regeneration EC3. To reduce disparities in economic performance and promote sustainable regeneration	Affordable workspace to help business start up and training and up-skilling will be required by s106 / CIL to reduce disparities on economic performance. Bad neighbours businesses such as car repair will be encouraged to be relocation in the “industrial transition zone.”New employment opportunities can also benefit those new and existing residents.
Investment EC4. To encourage and accommodate both indigenous and inward investment	The SPD will provide clear guidance for developers, landowners and residents about the significant scale of change which the Council would like to see happen that gives certainty to prospective investors and encourage regeneration interest.
Efficient Movement EC5. To encourage efficient patterns of movement in support of economic growth	Although the Council’s property interests in the are very limited, its role in delivery is to facilitate development and prioritise the physical and social infrastructure needed to support new homes and adapt to changing economic circumstances..

3. Screening outcome

- 3.1. As a result of the above assessment it is unlikely that there will be any significant negative impacts arising from the SPD on economic, social and environmental matters that were not covered in the Appraisal of the ‘parent’ Core Strategy or Development Management DPD. Therefore, the Design Guide SPD will not trigger the need for an SA/SEA.