

Item No.	Classification Open	Date: 23 April 2007	Meeting Name: Walworth Community Council Planning Committee
Report title:		Aylesbury Area Action Plan - Sustainability Appraisal Scoping Report.	
Ward(s) or groups affected:		East Walworth and Faraday	
From:		Strategic Director (Regeneration and Neighbourhoods)	

RECOMMENDATIONS

1. That Walworth Community Council Planning Committee:
 - i. Note its role as a consultee for the attached scoping report;
 - ii. Note that the report represents the commencement of a process which will lead to the adoption of the Aylesbury Area Action Plan (AAP);
 - iii. Consider the scoping report at appendix A (circulated separately to committee members) and the consultation report at appendix B and provide comments for the Executive Member for Regeneration.

BACKGROUND INFORMATION

2. The council is preparing an area action plan (in the case of the Aylesbury Estate, this is sometimes also referred to as a masterplan) which will provide the planning framework for the redevelopment of the Aylesbury Estate (the boundaries of the plan are set out in Appendix C). The plan will undergo a sustainability appraisal, an equalities impact assessment and also a public inquiry held by an independent inspector to ensure the policies in the plan are examined comprehensively and are robust. Preparation of the draft plan will take place over the next 12 months and involve consultation at four stages. The first stage involves consultation on the scoping report which will inform the sustainability appraisal. The preparation of a scoping report is a requirement of the Planning and Compulsory Purchase Act 2004. Its purpose is to identify
 - the sustainability objectives of the plan;
 - any relevant social, economic and environmental targets and policies which the plan and sustainability appraisal will need to take into account;
 - the current environmental, social and economic baseline data for the plan; and
 - issues which are likely to be important from the point of view of social, economic and environmental sustainability.
3. The evaluation of these issues and the sustainability of the plan will be examined fully in the sustainability appraisal which will be prepared later this year.

KEY ISSUES FOR CONSIDERATION

4. Section 6 of the scoping report sets out 16 sustainability objectives for the plan. These encompass social, economic, environmental issues. They are derived from the objectives used to assess the Southwark Plan and the London Plan and are also being used in the Peckham Area Action Plan. On this issue as well as those below, consultees are invited to comment on these objectives and identify any information which may have been missed.
5. It is important that the policies in the plan fully reflect national, regional and local guidance and targets. These are listed in Appendix 5 of the scoping report and include the UK's 2005 Sustainable Development Strategy, the London Plan, and Southwark's sustainable communities strategy.

6. Appendix 6 of the scoping report identifies baseline information across a range of issues, including transport, housing, open space and education. In addition to providing the context for the area action plan, the baseline also sets a standard against which future changes can be measured, which is one means of assessing the success of the plan.
7. The key sustainability issues for the plan are set out in section 5 of the scoping report. The report highlights in particular the need to take into account housing prices and the need for affordable housing, the need for family sized housing, the benefits of reducing energy and water use which are historically higher in parts of Southwark than the UK average, and high levels of crime and the perception of crime.
8. Consultation on the scoping report will take place over a 5 week period from 4 May to 11 June 2006. The council will consult on the scoping report with a wide range of groups. These include all the tenants and residents associations in the area and other locally based community groups and businesses, as well as statutory consultees. Appendix B of this report contains the consultation plan. All comments received will be considered and will feed into the main sustainability appraisal and the preparation of options for the redevelopment of the estate.

Community Impact Statement

9. The purpose of the plan is to facilitate regeneration of the Aylesbury area in a sustainable manner ensuring that community impacts are taken into account. This sustainability appraisal highlights key areas that should be addressed. These have impacts over a very wide range of policy areas including tackling poverty, community cohesion, education, provision of housing and access to services including transport. In doing this it is structured around and takes forward the vision of the Community Strategy.
10. The sustainability appraisal will incorporate equalities impact assessments to assess whether and how the plan may impact on particular communities or groups differently.

RESOURCE/FINANCIAL IMPLICATIONS

11. This report does not bring any further resource or financial implications.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal and Democratic Services

12. Members are being asked to provide their comments for consideration by the Executive of the sustainability appraisal/strategic environmental assessment Scoping report of the Aylesbury Area Action Plan (AAP).
13. The purpose of this Scoping Report is to:
 - a. Identify relevant plans, programmes and sustainability objectives and consider the implications of these for the AAP;
 - b. Describe the baseline environmental, social and economic characteristics of the Aylesbury area and identify sustainability issues and problems.
14. Planning Policy Statement 12 provides that area action plans are to be used to provide the planning framework for areas where significant change or conservation is needed. The aim of an Area Action Plan is to:
 - i. deliver planned growth areas;
 - ii. stimulate regeneration;
 - iii. protect areas particularly sensitive to change;
 - iv. resolve conflicting objectives in areas subject to development pressures; or
 - v. focus the delivery of area based regeneration initiatives.

15. The production of this Scoping Report is the first stage in incorporating the Sustainability Appraisal within the AAP. The European Directive 2001/42/EC requires an 'environmental assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is referred to commonly as 'Strategic Environmental Assessment' (SEA).
16. Planning and Compulsory Purchase Act 2004 also requires sustainability appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents. SA and SEA are similar processes that involve a comparable series of steps. If there is a difference between them, it lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.
- 17 This Scoping Report uses an approach that addresses the requirements of SEA and SA simultaneously, by giving full consideration to environmental issues whilst also addressing the spectrum of socio-economic concerns. Sustainability appraisal is an integral part of the plan preparation process. The table below summarises the Development Plan Document (DPD) preparation process and shows how the sustainability appraisal feeds into this process at each stage.
18. At all stages of the DPD process and the Sustainability Appraisal process the Council will be required to carry out an Equalities Impact Assessment (EQIA) to improve the work of Southwark by making sure it does not discriminate and that, where possible, it promotes equality. This will ensure that individuals and teams think carefully about the likely impact of their work on the residents of Southwark and take action to improve the AAP.
19. There are potential Human Rights implications e.g. the right to a fair trial (article 6), the right to respect for private and family life (article 8) and Article 1, Protocol 1 (Protection of Property) for this proposal. It is important to note that not all rights operate in the same way. Some rights are absolute (of which there are very few) and cannot be interfered with under any circumstances. Other rights can be interfered with or limited in certain circumstances, for example where it is necessary in order to protect other people or the community. As this Scoping Report has been prepared in line with the emerging UDP and in accordance with the statutory process, it is likely that this policy is in conformity with the Human Rights Act 1998. Any Human Rights implications will be considered throughout the adoption process of the DPD.
20. Part 3F of the constitution reserves the right of members of the Planning Committee to provide comment on proposals to adopt strategies/policies which are to be considered by the Executive. The Scoping Report presented to Members with this report appears to comply with all the relevant statutory and non-statutory guidance. Members are therefore advised that it is within their remit to provide their comments on this Scoping Report.

Figure 1: Process of preparing a Development Plan Document and Sustainability Appraisal

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
The Southwark Plan The draft Southwark Plan Feb 2007 (Unitary Development Plan) – modifications version	Planning Policy Team Chiltern House	Julie Seymour 0207 5250508

APPENDICES

No.	Title
Appendix A	SA/SEA SCOPING REPORT – April 2007 (circulated separately to committee members).
Appendix B	Consultation Plan
Appendix C	AAP boundaries

AUDIT TRAIL

Lead Officer	Paul Evans, Strategic Director (Regeneration and Neighbourhoods)	
Report Author	Julie Seymour Planning Policy Manager	
Version	Final	
Dated	11 April 2007	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Borough Solicitor and Secretary	Yes	No
Executive Member	Yes	No
Date final report sent to Constitutional Support Services		12 April 2007