













## **Sustainable Development Objectives (SDOs)**

- SDO 1 To tackle poverty and encourage wealth creation
- SDO 2 To improve the education and skill of the population
- SDO 3 To improve the health of the population
- SDO 4 To reduce the incidence of crime and the fear of crime
- SDO 5 To promote social inclusion, equality, diversity and community cohesion
- SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening
- SDO 7 To improve the air quality in Southwark
- SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur
- SDO 9 To reduce use of water and source water as locally as possible and protect water quality
- SDO10 To maintain and enhance soil quality
- SDO11 To protect and enhance the look and character of places
- SDO12 To protect and improve the historic value of places
- SDO13 To protect and improve open spaces, green corridors and biodiversity
- SDO14 To reduce vulnerability to flooding
- SDO15 To provide everyone with the opportunity to live in a decent home
- SDO16 To increase walking, cycling, public transport and reduce car journeys

## **Key Findings of the Sustainability Appraisals**

### **The Canada Water AAP: Issues and Options**

The Canada Water AAP Issues and Options paper set out two different options for regeneration in the area. Option 1 proposed regeneration with a focus on homes and Option 2 proposed regeneration with a focus on homes, jobs, leisure and shops.

Option 1 would mean that more new homes would be built in the area, new homes would be provided on all of the development sites in the core area. The shopping centre would remain in place and there would be a small increase in the amount of shops. Some improvements would be made to the road network and walking and cycling routes.

Option 2 would involve improvements to shopping provision, office and workspace, community facilities, tourist facilities, the road network, public realm and walking and cycling routes as well as the provision of new homes.

Both options were subject to a sustainability appraisal.

### **Results of Issues and Options SA**

The sustainability objectives formed the basis of the SA of the Issues and Options Paper. The Issues and Options were assessed against each sustainability objective. A matrix was developed that included the objectives set out against the two options for regeneration. Within the matrix, the effects of the options are depicted by symbols showing a positive, negative, uncertain or neutral impact (see below).

Both options were appraised separately under five topic headings (1. Shopping 2.Transport, 3.Leisure, 4.Places 5. Homes and 6. Community) and were subject to consultation in November 2008- February 2009.

The key findings of the Interim Issues and Options Sustainability Appraisal are set out below:

#### 1. Shopping

- The construction of new shops is likely to have negative impacts on climate change, production of waste and the use and quality of water. Whilst the quantum of development is less in option 1, option 2 presents the opportunity to incorporate sustainable design and construction techniques to mitigate the impacts.
- The increase in shopping facilities could increase the amount of vehicular traffic but could be mitigated through sustainable transport measures such as reduced car parking and improved pedestrian/cycle routes and public transport provision.

#### 2. Transport

- The quantum of development in option 2 is more likely to bring benefits for public transport provision and improvements to the road network.
- The increase in housing could have an increase in the amount of traffic in the area. This could be mitigated through car clubs, reduced parking provision etc

#### 3. Leisure

- The provision of new leisure facilities and tourism attractions in Option 2 will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques

#### 4. Places

- Option 2 will also protect and enhance the character of the area and provide greater opportunities for people to live in a decent home
- The provision of tall buildings will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques
- The impacts upon the quality of the landscape, townscape and cultural value will be dependent upon the design in implementation

#### 5. Homes

- The provision of new housing will lead to an increase in the amount of energy and water used and waste generated; mitigation will be necessary through suitable sustainable design and construction techniques

#### 6. Community

- The provision of new community facilities in option 2 will have a positive impact for health and social inclusion
- The impact upon social inclusion will be dependent on the type and tenure of housing provided in implementation
- The provision of new business and community facilities will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques.

This process has resulted in recommendations for the preferred options on sustainability grounds and on the whole the approach specified in Option 2 has been selected as although it has some negative sustainability impact, generally it will provide maximum benefits for the entire community. The detailed results can be

found in the Interim Sustainability Appraisal of the Issues and Options which is available from the Planning Policy team.

### **Reasons for progressing with preferred option**

The results of the appraisal showed that the overall impact of Option 2 was more positive than for Option 1. While Option 1 would deliver more housing than Option 2 this will increase contributions to climate change, traffic, and waste and water usage.

In comparison Option 2 presents more of a balanced approach to the regeneration of the area by focusing on providing leisure facilities, employment opportunities, the public realm and community facilities as well as new homes. While this growth will increase demand for energy, water and generate more waste and traffic these impacts can all be mitigated by other policies in the AAP which seek to reduce car parking, set energy guidance and design guidance. Although the impacts of option 1 can also be mitigated against, overall option 2 will have more sustainability benefits in the long term than Option 1 in terms of job creation, new skills, community cohesion, providing local services and community facilities, improving walking and cycling routes, and reducing crime and fear of crime.

See Appendix 8 for more details.

### **Response to consultation**

Responses from the following organisations were received on the Interim Sustainability Appraisal of the Issues and Options.

1. English Heritage
2. Natural England
3. Environment Agency

In summary, the responses suggested additional baseline data should be included within the SA and also recommendations were made in relation to appraising the impact of the policies on the historic environment. The responses have been included within Appendix 2 of this report and an officer response has been made to each.

### **Results of SA of Preferred Options**

This report provides the results of stage three of the SA of the AAP Preferred Options. Issuing this SA alongside the AAP Preferred Options for consultation is important because the responses to it will help inform the preparation of the final policies that will be worked up in detail before the AAP is submitted for independent examination. This SA has been carried out against the Sustainability Framework explained in the Scoping Report, and set out in Section 6 below.

### **Policies Assessed**

- Policy 1 Shopping in the town centre
- Policy 2 Cafes and restaurants in the town centre
- Policy 3 Important shopping parades
- Policy 4 Small scale shops, cafes and restaurants outside the town centre
- Policy 5 Markets
- Policy 6 Walking and cycling
- Policy 7 Public transport
- Policy 8 The road network
- Policy 9 Parking for town centre uses
- Policy 10 Parking for residential development in the core area

- Policy 11 Leisure and entertainment
- Policy 12 Sports facilities
- Policy 13 Arts, culture and tourism
- Policy 14 Design principles for the town centre
- Policy 15 Building heights in the core area
- Policy 16 Open spaces
- Policy 17 Energy
- Policy 18 Housing
- Policy 19 Jobs and business space
- Policy 20 Schools
- Policy 21 Young people
- Policy 22 Health
- Policy 23 Community facilities

The principal findings of the appraisal of each policy are summarised below.

## Canada Water AAP: Preferred Options Policies

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23		
SDO 1 To tackle poverty and encourage wealth creation	✓ ✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	?	✓	✓	✓	✓	✓	✓	✓	Policy 1 Shopping in the town centre Policy 2 Cafes and restaurants in the town centre Policy 3 Important shopping parades
SDO 2 To improve the education and skill of the population	✓	✓	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	-	✓	Policy 4 Small scale shops, cafes and restaurants outside the town centre
SDO 3 To improve the health of the population	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	Policy 5 Markets Policy 6 Walking and cycling Policy 7 Public transport
SDO 4 To reduce the incidence of crime and the fear of crime	?	✓	✓	✓	✓	✓	✓	✓	✓	?	✓	?	✓	✓	✓	✓	-	✓	✓	-	✓	-	✓	✓	Policy 8 The road network Policy 9 Parking for town centre uses
SDO 5 To promote social inclusion, equality, diversity and	✓ ✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	Policy 10 Parking for residential development in the core area Policy 11 Leisure and entertainment
SDO 6 To reduce contributions to climate change	x	?	✓	✓	✓	✓	✓	✓	✓	✓	x	?	?	✓	?	✓	✓	x	x	x	✓	x	x	Policy 12 Sports facilities Policy 13 Arts, culture and tourism	
SDO 7 To improve the air quality in Southwark	x	?	✓	✓	✓	✓	✓	✓	✓	✓	x	?	?	✓	?	✓	✓	x	x	x	✓	x	x	Policy 14 Design principles for the town centre Policy 15 Building heights in the core area	
SDO 8 To avoid waste and maximise, reuse or recycle	x	?	-	?	?	-	-	-	-	-	x	?	?	✓	?	-	-	x	x	x	✓	x	x	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing	
SDO 9 To reduce the use of water and source water as locally	x	?	-	?	-	-	-	-	✓	✓	x	?	?	✓	?	?	-	x	x	x	✓	x	x	Policy 19 Jobs and business space	
SDO 10 To maintain and enhance soil quality	-	-	-	-	-	✓	-	-	-	-	?	?	?	?	?	✓	-	?	?	?	✓	?	?	Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 11 To protect and enhance the look and character of places	✓ ✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	?	<b>Key</b> <div style="display: flex; align-items: center; margin-bottom: 5px;"><span style="background-color: #28a745; padding: 2px 5px;">✓</span> major positive</div> <div style="display: flex; align-items: center; margin-bottom: 5px;"><span style="background-color: #9ccc65; padding: 2px 5px;">xx</span> minor positive</div> <div style="display: flex; align-items: center; margin-bottom: 5px;"><span style="background-color: #dc3545; padding: 2px 5px;">x</span> major negative</div> <div style="display: flex; align-items: center; margin-bottom: 5px;"><span style="background-color: #ffc107; padding: 2px 5px;">x</span> minor negative</div> <div style="display: flex; align-items: center; margin-bottom: 5px;"><span style="background-color: #ffc107; padding: 2px 5px;">?</span> uncertain</div> <div style="display: flex; align-items: center;"><span style="background-color: #6c757d; padding: 2px 5px;">-</span> no significant impact</div>
SDO 12 To protect and improve the historic value of places	-	-	✓	?	✓	✓	-	-	-	✓	✓	?	✓	✓	✓	✓	?	?	?	?	?	?	?		
SDO 13 To protect and improve open spaces, green corridors and	-	-	-	-	?	✓	-	✓	✓	✓	✓	?	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓		
SDO 14 To reduce vulnerability to flooding	?	?	-	?	-	✓	-	-	✓	✓	?	?	?	✓	?	✓	-	x	?	x	?	x	?		
SDO 15 To provide everyone with the opportunity to live in a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-		
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	?	✓	?	?	✓	-	?	?	?	✓	?	✓		



The full assessment of the Preferred Options is contained in the matrix tables within Appendix 5. Short, medium and long-term impacts are assessed. Any uncertainties and initial suggestions for reducing negative impacts (called mitigation measures) are included in the commentary boxes in the table.

The SA of the Preferred Options has revealed the predominantly positive impact of the policies in relation to the sustainability objectives. Where negative impacts have been identified, generally there are mitigation measures which could be put in place to address these. The proposed mitigation measures will need further consideration as the document develops to ensure they are as robust as possible. Overall, the appraisal indicated that the draft Canada Water preferred option policies are likely to make a positive contribution to the area.

Section 1.5 of this report sets out the next stages in the development of the AAP including the next steps of the SA process. Following consultation on the Preferred Options, ongoing SA will take place on the emerging policies. A draft SA report will be produced and consulted on alongside the submission/publication version of the Canada Water AAP before submission for independent examination. Monitoring of the AAP will take place following its adoption and will be reported on in the Annual Monitoring Report.

### **What difference has the appraisal process made?**

The sustainability appraisal process has helped to identify the environmental, social and economic issues that the AAP needs to address. It is also an important way of checking to see how well the plan has addressed these issues and identify how linked some of the issues are. This is very important, as the most effective approach will be one that can address the sustainability issues in a coordinated way.

The appraisal process helped to identify any cumulative impacts of the policies. The cumulative impact of policies 1: Shopping in town centres, 11: Leisure and Entertainment, 18: Housing, 19; Jobs and business space, 20: Schools, 22: Health and 23: Community facilities could result in a major negative impact in relation to sustainability objectives six to nine which seek to reduce climate change, waste generation and water use and improve air quality. Individually the policies scored minor negative impacts but cumulatively the impact of additional development on these sustainability objectives could have a major negative impact.

The sustainability appraisal process has allowed the impact of each policy to be assessed overall and the appraisal process has demonstrated that the benefits that regeneration and the new development will have will outweigh this negative cumulative impact. However it is essential that all new development in the area is subject to strict guidance on car parking and sustainable design and construction in order to mitigate the negative cumulative impact of the policies.

For more information on the cumulative impacts of the policies see page 46.

The appraisal process has also provided the opportunity to consider how the AAP should be monitored to keep track of how well it is actually performing.

# 1 INTRODUCTION

## 1.1 What is this document?

1.1.1 This report provides a draft sustainability appraisal of the Canada Water AAP Preferred Option. It is the third stage of the Sustainability Appraisal (SA) for the AAP. The purpose of a SA is to promote sustainable development through the integration of social, economic and environmental considerations in the preparation of new or revised Development Plan Documents (DPDs).

1.1.2 We are preparing the Canada Water AAP as part of the Local Development Framework (LDF). The Local Development Framework is made up of a collection of DPDs, including Area Action Plans (AAPs), a Development Control DPD and Supplementary Planning Documents (SPDs), which will be used to guide development in the area. Further explanation of the LDF documents is set out below.

- Local Development Scheme – this is a timetable for the preparation of the LDF, setting out what documents will be produced and when the key stages will take place.
- Statement of Community Involvement (SCI) – this sets out how interested people and organisations can be involved in preparation of the LDF and in future planning decisions.
- Core Strategy – this is a key element of the LDF, setting out the spatial vision for the borough and including a set of key strategic policies from which all other documents flow. Together with the other DPDs, it will replace the Southwark Plan 2007. Southwark’s Core Strategy will also identify particular locations in the borough and outline what types of development would be appropriate there in the future.
- Area Action Plans (AAPs) – these provide spatial strategies for key areas of the borough. As well as Canada Water, AAPs for Aylesbury and Peckham & Nunhead are being prepared and consulted on.
- Development Management Policies DPD - this document will build on the Core Strategy. It sets out specific policies to manage development across the borough, ensuring it contributes to our overall aims
- Supplementary Planning Documents (SPDs) – provide additional detail around particular priority policies such as affordable housing and sustainable construction.

More information on Southwark’s Local Development Framework, and the documents which will be prepared as part of it, can be obtained on the our website <http://www.southwark.gov.uk>

1.1.3 This report does the following:

- Sets out the background to the requirement for the SA for the documents and plans within the LDF;
- Identifies plans and policies that will be relevant to undertaking the SA;
- Identifies relevant baseline data and any data gaps;
- Sets out key sustainability issues in Southwark;
- Provides the SA framework;

- Addresses the range of comments made during the consultation on the AAP Sustainability Appraisal Scoping Report and Issues and Options Interim SA;
- Tests the Canada Water AAP objectives against the SA framework;
- Predicts and evaluates the likely significant effects of the options set out within the AAP Preferred Options;
- Identifies potential mitigation measures or ways in which positive impacts can be maximised.

## 1.2 Why do we need to carry out a Sustainability Appraisal?

1.2.1 The revisions to the Planning System, as a result of the Planning and Compulsory Purchase Act 2004, identify sustainable development as the core principle underpinning planning. Under the requirements of the act, Sustainability Appraisal (SA) of all Local Development Documents is now mandatory. A Sustainability Appraisal has, therefore, been carried out as part of preparing the AAP. The appraisal tests how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

*“Planning authorities should ensure that sustainable development is treated in an integrated way in their development plans. In particular, they should carefully consider the inter-relationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development.”* PPS1: Delivering Sustainable Development (paragraph 24)

## 1.3 Strategic Environmental Assessment

1.3.1 Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs.

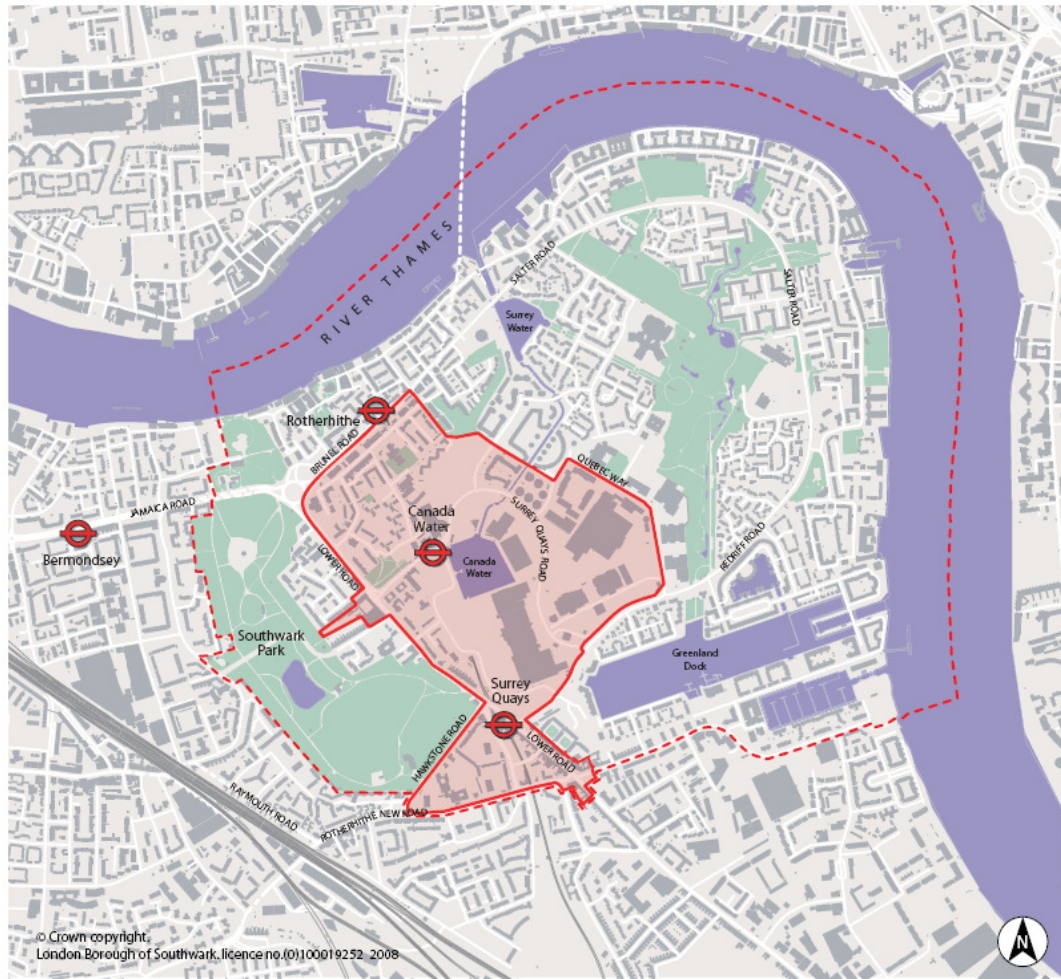
1.3.2 We have undertaken an SEA of the Canada Water AAP as part of the sustainability appraisal. The Government guidance on sustainability appraisal ‘*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, November 2005*’, incorporates the requirements of the SEA Directive within the SA process. For the purposes of simplicity, the term sustainability appraisal (SA) is used throughout this document to include both the SA and SEA processes. Further details on the legislative and policy background to sustainability appraisal are set out in **Appendix 1**.

## **1.4 Why is the Canada Water AAP needed?**

- 1.4.1 The London Plan and the Southwark Plan (Unitary Development Plan) are the current planning documents that set out the planning policies for Rotherhithe (which includes Canada Water). The London Plan (2008), identifies Canada Water as an Area for Intensification. This means that Canada Water has been identified by the Mayor as an area that can accommodate further development based on the good public transport links and available development sites. The Southwark Plan also identifies Canada Water as an Action Area (Policy 7.2) based on the fact that it is about to undergo significant change. The Canada Water Supplementary Planning Guidance (November, 2005) sets out guidelines for new development specific to the area but it does not create new planning policies, instead it expands on existing policies in the Southwark Plan.
- 1.4.2 In 2004 the Government introduced a new piece of legislation which required all Unitary Development Plans to be replaced by the Local Development Framework. The Local Development Framework will be made up of a number of different documents including AAPs and SPDs. Area Action Plans should be prepared as part of the Local Development Framework (LDF) to set new planning policies for areas where a lot of change is needed and to implement the changes required. The Canada Water AAP will be part of Southwark's LDF. In consultation with the local community, the AAP will produce new planning policies for the area so that future change in the area is planned and implemented effectively.
- 1.4.3 The proposed AAP boundary (Figure 1) covers the Canada Water Action Area (identified in the Southwark Plan) and the surrounding area. The AAP identifies a core area, where the majority of development will be focused, and a periphery which will become more linked to the core area through better transport and movement routes and improved design. The area is home to residential housing, employment sites, shops and schools, as well as a number of important green spaces and docks. There are a number of vacant development sites in the area. We have recently approved planning permission for the development of the library and more development will take place over the next 10 years. The area has good public transport links with two underground stations at Rotherhithe and Surrey Quays. The area also has existing shopping and leisure opportunities such as Surrey Quays shopping centre and the Seven Island Leisure Centre.
- 1.4.4 The AAP will create new planning policies for Canada Water to make sure that the regeneration of the area is done in the best possible way, not just taking into account land use matters but also issues such as the local economy and environmental issues. The main issues to consider are:
- the type of new development appropriate on the vacant sites including building design and density
  - the need to make the most of the unique natural environment
  - the creation of a town centre
  - the need to consider the transport impacts of all new development.

The AAP will set out how the changes should take place including any development schemes and any planning obligations that may be required to make sure that development can be built to meet the planning guidance and to encourage development to take place.

Figure 1: Canada Water Area Action Plan



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- AAP Core Area
- Wider AAP Area

## 1.5 What are the stages of the AAP production?

1.5.1 The table below sets out the different stages involved in the preparation of the AAP.

<b>Stages in Preparing the Canada Water AAP</b>	
<b>Evidence Gathering (Scoping Report)</b>	<p><b>January to March 2008</b> This involved gathering information and understanding the key social, economic and environmental issues that affect Southwark's future and the AAP area.</p> <p><b>Public Consultation on Scoping Report</b> 5 Weeks formal consultation. <b>14 March 2008- 25 April 008</b></p>
<b>Issues &amp; Options (Interim SA)</b>	<p><b>March 2008- November 2008</b> This involved using the information gathered on issues to identify a vision for Canada Water in the future and different ways (options) this vision could be achieved.</p> <p><b>Public Consultation: 18 November 2008 to 20 February 2009</b></p>
<b>Preferred Option (Draft SA)</b>	<p><b>July- October 2009</b> Identification of the best option for achieving the vision for Canada Water in the future. This has been based on an assessment of the positive and negative impacts of each option and incorporating feedback received during previous consultations.</p> <p><b>Public Consultation</b> We will hold 6 weeks informal consultation followed by 6 weeks formal consultation. <b>21 July 2009- 13 October 2009</b></p>
<b>Draft Canada Water AAP sent to the Government for approval (Final SA Report)</b>	<p><b>January 2010</b> Following feedback, the preferred option will be written up in detail as the AAP submission version. This will be submitted to the Secretary of State and will be examined by an independent inspector who will decide whether or not we can adopt the Canada Water AAP and if any changes need to be made</p> <p><b>Public consultation</b> We will hold 6 weeks formal consultation, dates of which are to be confirmed</p>

**Adoption****May 2011**

Once the Secretary of State has approved the Canada Water AAP the council will adopt the document and start implementation.

## 1.6 Structure of the Report

This report is divided into nine sections.

- Section 1 Explains why a sustainability appraisal has been prepared and provides an overview of the Canada Water AAP and preparation process
- Section 2 Sets out the methodology used to undertake the SA including the consultation that has been carried out
- Section 3 Describes the purpose of the Canada Water AAP and the plan's objectives
- Section 4 Provides information on: the context, other policies, plans and programmes and a summary of the baseline information
- Section 5 Presents the sustainability issues and objectives relevant to the AAP.
- Section 6 Explains the Sustainability Appraisal Framework
- Section 7 Examines the AAP options that have been considered and compares the plan's objectives against the sustainability objectives
- Section 8 The effects of the AAP policies are described, including any significant positive or negative effects, cumulative impacts, proposed mitigation, uncertainties and risks
- Section 9 The next stages in the plan preparation, implementation and future monitoring are explained.

## **2 Sustainability Appraisal Methodology**

### **2.1 Purpose of the Sustainability Appraisal**

2.1.1 The purpose of Sustainability Appraisal (SA) is to ensure that sustainable development has been integrated in the formulation of development plans and to verify that due consideration has been given to social, economic and environmental factors. The SA must also show how the requirements of the Strategic Environmental Assessment (SEA) Directive have been met.

### **2.2 Planning Policy and Sustainable Development**

2.2.1 Planning Policy Statement (PPS) 1: Delivering Sustainable Development; provides the over-arching policy to deliver sustainable development through the planning process. The guidance suggests that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life
- contributing to sustainable economic development
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities
- ensuring high quality development through good and inclusive design, and the efficient use of resources
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

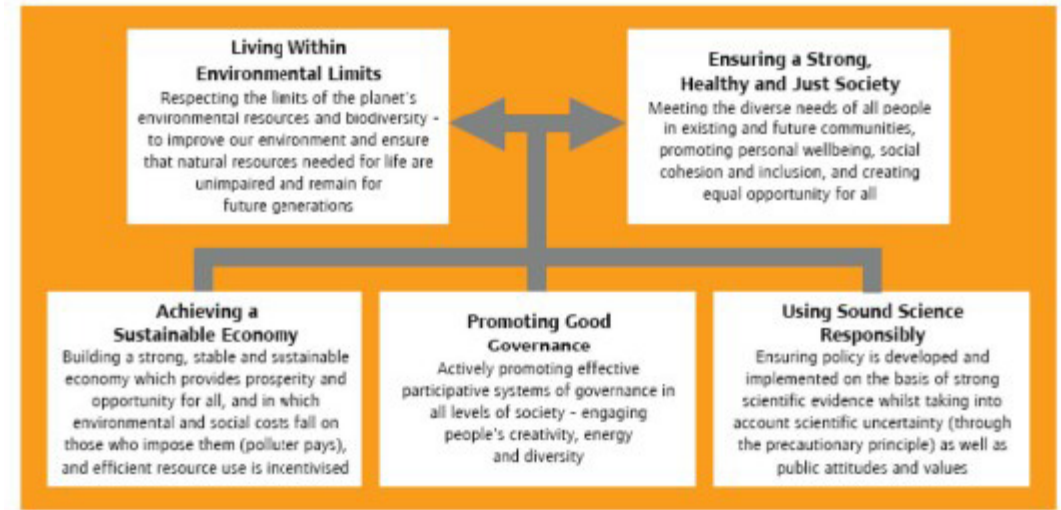
2.2.2 The Government has also published a Sustainable Development Strategy 'Securing the future - delivering the UK Sustainable Development Strategy, 2005'. A revision of the 1999 strategy, the document sets out the guiding principles for sustainable development and priorities for action. The strategy sets out five guiding principles to achieve sustainable development.

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

The Strategy also gives the following priorities for action:

- Sustainable consumption and production
- Climate Change and Energy
- Natural Resource Protection and Environmental Enhancement
- Sustainable Communities.

## Illustration of the Government's Definition of Sustainable Development



### 2.3 Sustainability Appraisal Process

2.3.1 The Sustainability Appraisal of the Canada Water AAP has been carried out by council officers in accordance with Government guidance:

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005
- Planning Policy Statement 12: Local Spatial Planning, 2008.

The stages of the SA process are set out below. Stages A and B are the subject of previous reports. This report provides the results from **Stage C**.

Sustainability Appraisal Stages	Timetable
<b>Stage A</b>	
Setting the context and objectives, establishing the baseline and deciding on the scope	Consultation on the scoping report took place from 14 March 2008 until 25 April 2008
<b>Stage B</b>	
Developing and refining options and assessing effects against the SA framework. A draft sustainability appraisal report is prepared for consultation with the public along with the issues and options paper	Consultation on the issues and options document and draft sustainability appraisal took place between 18 November 2008 to 20 February 2009.

<b>Stage C</b>	
Prepare the draft SA report. This stage involves testing in detail the impacts of the preferred option. A draft sustainability appraisal report is prepared for consultation with the public along with the preferred options paper.	<b>21 July 2009 - 13 October 2009</b>
<b>Stage D</b>	
Consult on the publication version of the Canada Water AAP and the final SA report.	Consultation on the publication version document and sustainability appraisal report will take place. Dates to be confirmed
<b>Stage E</b>	
Once the Canada Water AAP has been agreed by us, its social, economic and environmental impacts will then be monitored through our annual monitoring report.	Monitoring the Canada Water AAP will take place once it has been adopted.

Further information regarding the stages of the SA process, and the way in which they correspond with the preparation of the AAP, is given in **Appendix 1**

## 2.4 Consultation

- 2.4.1 As part of the preparation of the AAP, community consultation is being carried out to make sure that local residents and stakeholders are informed of the future plans for the area. We have prepared a consultation strategy for the Canada Water AAP setting out how consultation will take place and showing how this relates to our Statement of Community Involvement.
- 2.4.2 Consultation on the Canada Water AAP is being carried out in accordance with the SCI (2008). This sets out how individuals, community groups, developers and anyone else who may have an interest in the Local Development Framework should be consulted on planning documents.
- 2.4.3 Planning Policy Statement 1: Delivering Sustainable Development sets out the principles that the Government believes should underpin community involvement in the planning process. SEA guidance requires that the contents of the scoping report must be consulted on with the following 'authorities with environmental responsibility':
- Natural England
  - Environment Agency
  - English Heritage.
- 2.4.4 The Scoping Report for the sustainability appraisal was prepared in March 2008. The law requires these organisations be provided with 5 weeks in which to respond. Consultation responses from these organisations

have been used to update the elements of this report. Consultation was also carried out on the Interim SA which accompanied the Issues and Options report. A summary of the changes made as a result of the consultations is described below.

2.4.5 Consultation responses on the Sustainability Appraisal Scoping Report were generally positive, although a range of minor amendments were suggested and incorporated into the scoping element of this report. These included:

- Flood risk should be taken into account at all stages in the SA process (Environment Agency)
- Our Design and Conservation team should be involved at all stages and further indicators relating to the historic environment could be added (English Heritage)
- The sustainable development objectives were supported (Natural England)
- Further reference should be made to EU legislation and care should be taken to ensure that the SA has a balance of social, economic and environmental factors (GOL)
- Some of the data relating to housing was inaccurate and should be updated; many of the homes in the area are in poor condition and do not meet decent homes standards; the shopping centre/masterplan area is not an island and should not be looked at in isolation from surrounding areas which include the Hawkstone Estate (Hawkstone TRA)

2.4.6 Consultation responses from the consultation of the Interim SA report (Issues and Options stage of AAP) were received from the Environment Agency and English Heritage. The responses received and our comments can be found in Appendix 2.

2.4.7 Consultation on this Draft Sustainability Appraisal Report will ensure that all of the key local and wider environmental, social and economic issues relevant to the plan have been identified and fully considered. It will also provide useful additional evidence and other information to feed into the next stage of the process.

## 2.5 Any difficulties undertaking the SA

2.5.1 The identification of the baseline information and how this will be monitored has been an iterative process and has taken longer than anticipated. The need to satisfy the following characteristics has been considered to ensure that the baseline information is suitable for monitoring purposes:

### **a. Important:**

Indicators should measure something significant to the achievement of the sustainable development aims of the Plan. These are translated into the main policy areas of the Plan and must fit within the main policy framework. Indicators should assist in the identification of the need to review a strategy, policy or proposal.

### **b. Supported by readily available information:**

The data necessary to support the use of the indicator must be available. This may be of a technical nature.

**c. Capable of showing trends over time:**

Data over a reasonable time scale is required (e.g. 5 - 10 years) to enable trends to be identified. Data must be available during the Plan period.

**d. Easy to understand and communicate:**

Any indicator should be readily understood by non-specialists so that the wider community can understand it's relevance to sustainable development and the Local Development Framework.

**2.6 Compliance with the SEA Directive**

2.6.1 **Appendix 1** explains the SEA directive and signposts where the relevant information can be found within the SA report.

## **3.0 Canada Water AAP Objectives**

### **3.1 The Purpose of the Canada Water AAP**

- 3.1.1 The Canada Water AAP will set out the vision and objectives for regenerating the area. Issues that the Canada Water AAP will consider are the delivery of new housing, the provision of new shops, creating new jobs, and protecting and enhancing the environment.
- 3.1.2 The Canada Water AAP will include planning policies specific to the area. We will use the planning policies to make decisions on individual planning applications in Canada Water. All new development must be in line with planning policies in the AAP as well as other relevant policies given in the other DPDs and SPDs, which will form part of the Local Development Framework.

### **3.2 Canada Water AAP Vision and Objectives**

- 3.2.1 The Canada Water vision is:

Over the next 15 years, we will work with landowners and the local community to transform Canada Water into a town centre. It will have a much more diverse range of shops than at present, including a new department store and independent shops. In general, the shops will be accommodated in mixed use developments with new homes above. As well as shops and homes, the centre will have leisure and civic facilities, offices, and restaurants and cafes. The centre will have with a distinctive identity, which reflects its unique location around the former dock basin, an open environment with a high street feel and high quality public realm and open spaces. Car parking will be shared between town centre uses. The centre must reach out to the wider area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In conjunction with the public transport improvements, we will work with TfL to improve the road network around Lower Road.

Outside the town centre and core area of the AAP, development will be less dense and should reflect the leafy and suburban character of much of the AAP area.

Across the AAP area, development will contribute to achieving a great network of parks and open spaces, which together with the docks and the River Thames, can help make Rotherhithe be known as an attractive destination to visit, relax in and have fun. A good range of quality homes and successful schools will be provided to help make Rotherhithe a desirable place to live, particularly for families.

3.2.2 The Canada Water AAP seeks to meet the following objectives which are related to Southwark 2016: Sustainable Community Strategy:

*Shopping: A genuine town centre and neighbourhood hubs*

- S1: To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network; which enhances the setting of Canada Water basin; and which has a range of shops, restaurants, community and leisure facilities within mixed use developments.
- S2 To ensure that the wider peninsula has access to convenient local facilities to meet day-to-day needs.

*Transport: Improved connections*

- T1 To use a range of measures, public transport improvements, green travel plans and road improvements to ease the impact of new development on the transport network and services.
- T2 To make the area more accessible, particularly by sustainable types of transport including walking, cycling and travelling by public transport.
- T3 To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities

*Leisure: a great place to visit, to relax in and have fun*

- L1 To make the area known for its excellent leisure and entertainment facilities.
- L2 To promote arts, culture and tourism in the area.

*Places: Better and safer streets, squares and parks*

- P1 To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character and which enhance the area's green spaces and heritage, especially the River Thames, the docks and the parks to create a distinctive sense of place.
- P2 To create an attractive, safe, and secure public realm.
- P3 To link the docks, River Thames and parks in a network of open spaces which have a variety of functions, including informal recreation and children's play facilities, provision for sports and nature conservation.
- P4 To reduce the impact of development on the environment and help tackle climate change, pollution and waste.

*Homes: High quality homes*

- H1 To create a mixed community through the provision of high quality homes with a range of tenure and sizes, and particularly larger homes which are suitable for families.

H2 To focus higher densities in the areas with good access to public transport and in the town centre.

*Community: Enhanced social and economic opportunities*

C1 To provide enhanced educational, health and community facilities which meet the needs of the growing population.

C2 To provide more local employment opportunities.

## 4 Context and Baseline Information

### 4.1 Links to other policies, plans and programmes

- 4.1.1 A number of plans and programmes of relevance to the AAP have been reviewed to ensure that the messages from the policies are taken into account and to enable a robust appraisal of the impacts of the policies. They are set out below according to the scale of area that they cover (international, EU, national, regional and local). Further information about the key objectives they contain is set out in Appendix 3.

<b>POLICY OR PLAN</b>
<b>International</b>
Kyoto Protocol to the United Nations framework convention on climate change (1997)
Johannesburg Declaration on Sustainable Development (2002)
<b>European</b>
EU Sixth Action Plan (SD Strategy) (2002)
Council Directive 79/409/EEC on conservation of wild birds
Council Directive 92/43/EEC on conservation of natural habitats and of wild fauna and flora
EU Water Framework Directive (2000/60/EC)
EU Directive 2002/91/EC on the energy performance of buildings
Air Quality Framework Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)
European Spatial Development Strategy (1999)
European Landscape Convention (ratified by the UK government in 2006)
European transport policy for 2010: time to decide (EC, 2001)
European Directive 2003/30/EC on the promotion of the use of biofuels or other renewable fuels for transport
Waste Framework Directive 75/442/EEC Landfill Directive (99/31/WC)
The Water Framework Directive (2000) Put into UK law (transposed) in 2003.
<b>National</b>
PPS 1: Delivering Sustainable Development (2005)
Planning and Climate Change: Supplement to PPS1(2007)
PPS 3: Housing (2006)
Draft PPS4: Planning for Sustainable Economic Development (2008)
PPS 6: Planning for Town Centres (2005)
PPS 9: Biodiversity and Geological Conservation (2005)
PPS 10: Planning for Waste Management (2005)
PPS 12: Local Spatial Planning (2008)
PPG 13: Transport (2001)
PPG 15: Planning and the Historic Environment (1994)
PPG 16: Archaeology and Planning (1990)
PPG 17: Planning for Open Space, Sport and Recreation (2002)
PPS 22: Renewable Energy (2004)
PPS 23: Planning and Pollution Control (2004)
PPG 24: Planning and Noise (1994)
PPS 25: Development and Flood Risk (2006)
Biodiversity – The UK Action Plan (1994)

Department for Transport 10 Year Transport Plan (2000)
By Design – Urban design in the planning system: towards better practice. DETR / CABE (2000)
Urban White Paper 2001
England Biodiversity (2002)
Communities Plan - Sustainable Communities: Building for the Future (2003)
Guidance on Tall Buildings CABE and English Heritage (2003)
Securing the Future – UK Sustainable Development Strategy (2005)
The UK Climate Change Programme (2006)
Air Quality Strategy (2007)
Waste Strategy (2007)
Future Water: The Government's Water Strategy for England (2008)
Sustainable Construction Strategy (2007)
Energy White Paper (2007)
UK Sustainable Procurement Action Plan (2007)
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)
Department of Health: Next Step Review: High Quality Care for All (2008)
Health inequalities: progress and next steps (2008)
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)
Model Procedures for the Management of Contaminated Land- Environment Agency (2004)
<b>London</b>
The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2004 (2008)
A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)
Sustainable Communities Plan for London: Building for the Future (2003)
Sustaining Success: The Mayor's Economic Development Strategy (2004)
London: Cultural Capital – Realising the potential of a world-class city. The Mayor's Culture Strategy (2004)
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)
Souder City: The Mayors Ambient Noise Strategy (2004)
Cleaning London's Air, The Mayor's Air Quality Strategy (2002)
Green Light to Clean Power. The Mayor's Energy Strategy (2004)
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)
Industrial Capacity Mayor's Supplementary Planning Guidance (2003)
Providing for Children and Young People's Play and Informal Recreation. Mayor's Supplementary Planning Guidance (2008)
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)
London View Management Framework. Mayor's Supplementary Planning Guidance (2007)
Land for Transport Functions. Mayor's Supplementary Planning Guidance (2007)

London Plan Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)
Housing Mayor's Supplementary Planning Guidance (2005)
London Remade Demolition Protocol Report (2005)
English Heritage's Heritage at Risk- London 2008
Thames Region Catchment Flood Management Plan
Thames River Basin Management Plan
Regional Flood Risk Appraisal
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)
Draft Water Resource Management Plan (Thames Water Utilities) 2008
Our Plans for Water (Thames Water Utilities) 2008
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008
Thames Corridor Catchment Abstraction Management Strategy (CAMS)
Adapting to Climate Change: A checklist for development (2005)
Living Well in London: The Mayor's draft Health Inequalities Strategy (2008)
NHS London: Strategic Plan (2008)
Healthcare for London: A Framework for Action (2007)
<b>Local</b>
London Borough of Southwark: Community Strategy 2006-16
Southwark's Unitary Development Plan (2007)
Southwark Draft Core Strategy: Preferred Options (May 2009)
Southwark Local Implementation Plan (LIP)
Southwark Waste Management Strategy: 2003 – 2021
London Borough of Southwark: Enterprise Strategy: 2005 – 2016
London Borough of Southwark: Employment Strategy: 2005 – 2016
London Borough of Southwark Contaminated Land Strategy (2001)
London Borough of Southwark Biodiversity Action Plan
London Borough of Southwark Air Quality Management and Improvement Plan
Southwark Housing Strategy 2005- 2010
London Borough of Southwark Crime and Drugs Strategy 2005 - 2008
Southwark Climate Change and Sustainability Strategy (Emerging)
Southwark Open Spaces Strategy, 2003
Southwark Tourism Strategy 2005-2010
London Borough of Southwark, Children and Young People's Plan 2006/7-2008/9
London Borough of Southwark School Organisation Plan and Education Development Plan
Southwark Alliance, Neighbourhood Renewal Strategy 2002 – 2004
Southwark Conservation Area Appraisals
Southwark Archaeology Priority Zones
Southwark PCT Commissioning Strategy Plan 2009-2012 (2007)
Southwark PCT Asset Management Strategy (2007)
Canada Water Masterplan (2005)
Canada Water Supplementary Planning Guidance (2005)

## 4.2 Summary Baseline Information

4.2.1 Baseline information has been used to measure the current characteristics of the area, to enable an assessment of how it is likely to change in the future and to monitor future implementation. The data that has been collected describes the social, environmental and economic characteristics of the area. More information on the baseline data can be found in the SA scoping report. A background paper will be prepared to accompany the submission version of the AAP. This will set out the baseline data in further detail. A summary of the data is given below:

- Demographic profile
- Indices of Multiple Deprivation: Crime, health, education
- Working age employment rate
- Employment by occupation
- Benefit claimants
- Amount of retail floorspace
- People in good health
- Noise levels
- CO2 emissions
- Air quality: number of days of high pollution
- Municipal waste sent to landfill
- Residual household waste per household
- Numbers of buildings in the borough on the English Heritage buildings at Risk Register
- Extent of conservation areas
- New development on previously developed land
- Open space with Green Flag award status
- Number of Sites of Importance for Nature Conservation
- Planning applications granted contrary to Environment Agency advice
- Affordable homes built
- Traffic flows
- Proportion of personal travel made on each mode of transport overall

## 5 Sustainability Issues and Objectives

### 5.1 Sustainability Issues

5.1.1 This section sets out the main sustainability issues that need to be taken into consideration. These issues have been identified by considering the baseline information as well as the messages from related plans, policies and programmes.

- 1 Economy, Regeneration and Employment Opportunities
- 2 Education
- 3 Health
- 4 Crime and Community Safety
- 5 Social Inclusion and Community Cohesion
- 6 Mitigation of and adaption to climate change
- 7 Air Quality
- 8 Waste Management
- 9 Water Resources
- 10 Soil and Land Quality
- 11 Quality in Design
- 12 Conservation of the Historic Environment
- 13 Open Space and Biodiversity
- 14 Flood Risk
- 15 Housing
- 16 Sustainable Transport

### 5.2 Sustainability Objectives

5.2.1 Sixteen Sustainability Objectives have been identified, which are set out below. The objectives reflect the current social, economic and environmental issues affecting the area and were consulted on as part of the scoping report:

<b>SDO 1</b>	To tackle poverty and encourage wealth creation
<b>SDO 2</b>	To improve the education and skills of the population
<b>SDO 3</b>	To improve the health of the population
<b>SDO 4</b>	To reduce the incidence of crime and the fear of crime
<b>SDO 5</b>	To promote social inclusion, equality, diversity and community cohesion
<b>SDO 6</b>	To reduce contributions to climate change and adapt to climate change that is already happening
<b>SDO 7</b>	To improve the air quality in Southwark
<b>SDO 8</b>	To avoid waste and maximise, reuse or recycle waste that does occur
<b>SDO 9</b>	To reduce the use of water, source water as locally as possible and protect water quality
<b>SDO 10</b>	To maintain and enhance the soil quality
<b>SDO 11</b>	To protect and enhance the look and character of places
<b>SDO 12</b>	To protect and enhance the historic value of places
<b>SDO 13</b>	To protect and improve open spaces, green corridors and biodiversity
<b>SDO 14</b>	To reduce vulnerability to flooding
<b>SDO 15</b>	To provide everyone with the opportunity to live in a decent home
<b>SDO 16</b>	To increase walking, cycling, public transport and reduce car journeys

## 6 The Sustainability Framework

### 6.1 What is the SA Framework?

6.1.1 The Sustainability Framework provides a way in which the sustainability effects of the AAP can be described, analysed and compared. The framework provides a set of sustainability objectives and indicators to be used when undertaking the appraisal. The indicators should be measurable to provide a way of checking whether the objectives are being met, for example, the number of jobs created.

### 6.2 The SA Framework

<b>Sustainability Issue</b>	<b>Sustainability Objective and questions</b>	<b>Indicators (indicators identified in SA scoping report)</b>
<b>Economy, Regeneration and Employment Opportunities</b>	<p><b>SDO 1:</b> <i>To tackle poverty and encourage wealth creation</i></p> <p>Will it improve the range of job opportunities?</p> <p>Will it help to diversify the economy?</p> <p>Will it encourage the retention and /or growth of local employment?</p> <p>Will it close the gaps between equalities target groups compared with the National average?</p> <p>Will it encourage business start-ups and support the growth of businesses?</p>	<p>Working age employment rate</p> <p>Employment by occupation</p> <p>Benefit claimants</p> <p>Employment land available</p> <p>Change in VAT registered businesses</p> <p>Rental floorspace in town centres</p> <p>Numbers and % jobs by sector</p>
<b>Education</b>	<p><b>SDO2:</b> <i>To improve the education and skill of the population</i></p> <p>Will it provide opportunities to improve the skills and qualifications of the population, particularly for young people and adults?</p> <p>Will it help improve employee education/training programmes?</p> <p>Will it help reduce skills shortages?</p> <p>Will it help to reduce the disparity in educational achievement between different ethnic groups?</p>	<p>Indices of multiple deprivation; Education deprivation</p> <p>% of the population with higher qualifications</p> <p>% of population with no qualifications</p> <p>Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs</p>

<b>Sustainability Issue</b>	<b>Sustainability Objective and questions</b>	<b>Indicators (indicators identified in SA scoping report)</b>
<b>Health</b>	<p><b>SDO3:</b> <i>To improve the health of the population</i></p> <p>Will it promote and facilitate healthy living and active lifestyles?</p> <p>Will it reduce health inequalities?</p> <p>Will it promote non-polluting forms of transport?</p> <p>Will it improve access to health and social care/treatment?</p>	<p>Health life expectancy at age 65 by equality group</p> <p>% of people reporting good health</p> <p>% of people reporting a long-term illness</p> <p>% of people exposed to unacceptable noise levels</p> <p>Indices of multiple deprivation: Health deprivation</p> <p>Rate of obesity in children</p> <p>Mortality from cancer, heart disease and stroke</p> <p>Incapacity benefit for mental illness</p> <p>Road distance to GP premises</p> <p>Air pollution levels of Fine Particles, Nitrogen Dioxide, Carbon Monoxide, Ozone and Benzene</p> <p>Percentage of the population travelling to work by foot or cycle</p> <p>Admissions to hospital per 1,000 people</p>
<b>Crime and Community Safety</b>	<p><b>SDO4:</b> <i>To reduce the incidence of crime and the fear of crime</i></p> <p>Will it improve safety and security?</p> <p>Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?</p>	<p>Indices of multiple deprivation: Crime deprivation</p> <p>Numbers of crime per annum</p> <p>Percentage of residents who feel fairly safe or very safe outside during the day/night</p> <p>Reports of anti-social behaviour</p>

<b>Sustainability Issue</b>	<b>Sustainability Objective and questions</b>	<b>Indicators (indicators identified in SA scoping report)</b>
<b>Social Inclusion and Community Cohesion</b>	<p><b>SDO5:</b> <i>To promote social inclusion, equality, diversity and community cohesion</i></p> <p>Will it help support voluntary sector and promote volunteering?</p> <p>Will it support active community engagement?</p> <p>Will it support a diversity of lifestyles?</p> <p>Will it address equality's groups?</p>	<p>Proportion of people who think they can influence decision-making in their locality</p> <p>Employment/Skills/Health/Homelessness waiting list by equality group</p> <p>Satisfaction with area</p>
<b>Mitigation of and adaption to climate change</b>	<p><b>SDO6:</b> <i>To reduce contributions to climate change and adapt to climate change that is already happening</i></p> <p>Will it reduce consumption of energy?</p> <p>Will it use renewable sources of energy?</p> <p>Will it reduce car use?</p> <p>Will it minimise the risk of and from flooding?</p> <p>Will it help local people cope with hotter drier summers and warmer wetter winters?</p> <p>Will it mitigate against the urban heat island effect?</p>	<p>CO2 emissions and energy information (break down by source/type)</p>
<b>Air Quality</b>	<p><b>SDO7:</b> <i>To improve the air quality in Southwark</i></p> <p>Will it help to reduce emissions of PM10, NO2?</p> <p>Will it encourage a reduction in amount and length of journeys made by car?</p>	<p>Number of days of high pollution</p> <p>Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air</p> <p>Annual average concentrations and number of daily exceedences of PM10 in air</p>

<b>Sustainability Issue</b>	<b>Sustainability Objective and questions</b>	<b>Indicators (indicators identified in SA scoping report)</b>
<b>Waste Management</b>	<p><b>SDO8:</b> <i>To avoid waste and maximise, reuse or recycle waste that does occur</i></p> <p>Will it promote the reduction of waste during construction / operation?</p> <p>Will it minimise the production of household and commercial waste?</p> <p>Will it promote sustainable processing of waste?</p>	<p>Municipal waste land-filled</p> <p>Residual household waste per household</p> <p>Percentage of municipal waste sent for reuse, recycling and composting</p>
<b>Water Resources</b>	<p><b>SDO9:</b> <i>To reduce use of water and source water as locally as possible and protect water quality</i></p> <p>Will it encourage reuse of water?</p> <p>Will it maximise use of rainwater or other local water supplies?</p> <p>Will it reduce discharges to surface and groundwater?</p>	<p>Average domestic and commercial potable water consumption (l/head/day)</p> <p>Water quality measure</p>
<b>Soil and Land Quality</b>	<p><b>SDO10:</b> <i>To maintain and enhance soil quality</i></p> <p>Will it encourage the remediation of land identified as potentially contaminated?</p> <p>Will it prevent further contamination of soils?</p>	<p>Number of contaminated sites not remediated</p>
<b>Quality in Design</b>	<p><b>SDO11:</b> <i>To protect and enhance the look and character of places</i></p> <p>Will it have a negative impact on important strategic/local views?</p> <p>Will it improve the quality of public spaces and street?</p> <p>Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the public domain?</p>	<p>Satisfaction with local area</p> <p>People who can identify with their local area</p> <p>Building for Life Assessments</p>

<b>Sustainability Issue</b>	<b>Sustainability Objective and questions</b>	<b>Indicators (indicators identified in SA scoping report)</b>
<b>Conservation of the Historic Environment</b>	<p><b>SDO12:</b> <i>To protect and improve the historic value of places</i></p> <p>Will it involve the loss or damage to historic buildings and remains and their setting?</p> <p>Will it improve the historic value of places?</p> <p>Will it promote the historic environment and also contribute to better understanding of the historic environment?</p>	<p>Change to boundaries of conservation area</p> <p>Numbers of buildings in the borough on the English Heritage buildings at Risk Register</p> <p>Changes in numbers of listed buildings</p> <p>Number of scheduled ancient monuments at risk</p>
<b>Open Space and Biodiversity</b>	<p><b>SDO13:</b> <i>To protect and improve open spaces, green corridors and biodiversity</i></p> <p>Will it encourage development on previously developed land?</p> <p>Will it improve the quality and range of open spaces?</p> <p>Will it improve access to open space and nature?</p> <p>Will it improve the quality and range of habitat for wildlife?</p> <p>Will it avoid harm to protected and priority species?</p>	<p>Change in quantity of open space (ha)</p> <p>Resident satisfaction with open space</p> <p>Change in SINCS and LNPS</p> <p>Population data for key BAP species</p> <p>Number of TPO's served</p> <p>Open space deficiency</p> <p>Deficiency in access to nature</p> <p>Satisfaction with parks</p>
<b>Flood Risk</b>	<p><b>SDO14:</b> <i>To reduce vulnerability to flooding</i></p> <p>Will it minimise the risk of and from flooding?</p> <p>Will it adopt the principles of Sustainable Urban Drainage?</p> <p>Will it protect and improve flood defences and allow them to be maintained?</p>	<p>Number of flooding incidents (including sewer flooding)</p> <p>Condition of flood defences</p>

<b>Sustainability Issue</b>	<b>Sustainability Objective and questions</b>	<b>Indicators (indicators identified in SA scoping report)</b>
<b>Housing</b>	<p><b>SDO15:</b> <i>To provide everyone with the opportunity to live in a decent home</i></p> <p>Will it contribute towards meeting housing need, in particular affordable housing and family homes?</p> <p>Will it improve the supply and range of housing?</p> <p>Will it contribute towards improving the quality of homes and the living environment?</p> <p>Will it reduce overcrowding?</p>	<p>Amount of homes in the borough</p> <p>Percentage of households living in temporary accommodation</p> <p>Households in housing need</p> <p>Households on housing register</p> <p>Households unintentionally homeless and in priority need</p> <p>Income to average house price ratio</p>
<b>Sustainable Transport</b>	<p><b>SDO16:</b> <i>To increase walking, cycling, public transport and reduce car journeys</i></p> <p>Will it reduce car use?</p> <p>Will it promote walking and cycling?</p> <p>Will it reduce the number and length of journeys?</p> <p>Will it improve public transport?</p> <p>Will it reduce road traffic accidents?</p>	<p>Estimated traffic flows per annum</p> <p>The number of people killed or seriously injured in road traffic collisions</p> <p>Proportion of personal travel made on each mode of transport overall and by equalities groups</p>

### 6.3 Internal Comparison of the SA Objectives

6.3.1 As part of the sustainability appraisal, a comparison of the sustainability objectives was undertaken to check if the objectives are compatible with one another.

#### Compatibility of SA Objectives

Objective	SDO1	SDO2	SDO3	SDO4	SDO5	SDO6	SDO7	SDO8	SDO9	SDO10	SDO11	SDO12	SDO13	SDO14	SDO15
SDO 2	✓														
SDO 3	✓	0													
SDO 4	✓	0	✓												
SDO 5	✓	✓	✓	✓											
SDO 6	✓	0	✓	0	0										
SDO 7	✓	0	✓	0	0	✓									
SDO 8	✓	0	0	0	0	✓	0								
SDO 9	✓	0	✓	0	0	✓	0	0							
SDO 10	✓	0	✓	0	0	0	0	✓	0						
SDO 11	✓	0	0	0	0	?	0	?	0	0					
SDO 12	✓	0	0	0	0	?	0	?	0	0	0				
SDO 13	✓	0	✓	0	0	✓	✓	0	✓	✓	✓				
SDO 14	✓	0	✓	0	0	✓	0	0	✓	0	0	0			
SDO 15	✓	0	✓	0	✓	✓	✓	0	✓	0	✓	✓	✓		
SDO 16	✓	✓	✓	0	✓	✓	✓	✓	0	0	✓	0	✓	✓	✓

✓ Compatible  
 0 No significant link  
 ? Depends on implementation

The compatibility of SDO 6: Mitigation of and Adaption to Climate Change and SDO 8: Waste Management with SDO11: Quality in Design and SDO12 Conservation of the Historic Environment depends on implementation.

Careful application of renewable technologies and waste provision will be needed to ensure that quality in design or the setting of historic environment is not compromised.

## **7 AAP Issues and Options**

### **7.1 Compatibility of the SA Objectives against the Canada Water AAP Objectives**

7.1.1 An assessment of the compatibility of the SA objectives against the AAP objectives has been carried out. The results show that the objectives are largely compatible with each other. Some uncertainties do occur in a few of the policies, which will be dependent on the implementation of the policies. The full results can be found at Appendix 4.

### **7.2 What options have been considered and why?**

7.2.1 Two options were considered at the Issues and Options stage of the development of the AAP. These were  
Option 1: Regeneration with a focus on homes  
Option 2: Regeneration with a focus on homes, shops, jobs and leisure.

In summary, these options were based on:

- The London Plan target to deliver new homes and jobs in the area
- The amount of affordable housing and types of affordable housing to be delivered in the borough
- The amount of family housing to be built
- The provision of shops and leisure opportunities suited to the needs of the local population
- Provision of offices, industrial, tourism, cultural and community facilities
- The quality of public transport links in different parts of the borough.
- Environmental standards

#### **7.2.2 Option 1: Regeneration with a focus on homes**

In this option, regeneration in the core area would focus on the provision of new homes. The shopping centre would remain in place, but new mixed use developments would be built in the car parks around the shopping centre.

- The Seven Islands Leisure Centre would be refurbished.
- Building heights would range between 4 and 6 storeys on the shopping centre site, and would generally be below 10 storeys on sites A and B. One taller building of up to 15 storeys would be built on site A (to the north of Surrey Quays Road).
- Small scale improvements would be made to the road network to help ease the pressure on some of the junctions on Lower Road. Some streetscape improvements would be made to Lower Road, Albion Street and in St Mary's conservation area.
- Key pedestrian and cycle links in and around the town centre would be improved and a new green link would be created between Southwark Park and Russia Dock Woodland.
- New homes would be built on most development sites in the core area.
- No council owned estates would be redeveloped on the peninsula.

## **7.2.2 Option 2: Regeneration with a focus on homes, shops, jobs and leisure.**

In this option, the character of the core area would become much more like a town centre. The shopping centre would be demolished or remodelled. The amount of shopping space in the centre would substantially increase. This increase would provide space for a new department store as well as more independent shops.

- Improvements would be made to Greenland Dock and South Dock marina to promote tourism. We would move the residential marina to Greenland Dock. Upgrade Dock facilities, improve the watersports facilities or promote some facilities for local people and visitors at South Dock such as a shop, cafe, restaurant and a hotel.
- Leisure facilities including a new swimming pool would be provided.
- There would be some carefully located taller buildings around the height of the Canada Towers.
- We would make changes to the road network, possibly by simplifying the gyratory and re-introducing two-way traffic on Lower Road, potentially improving to the junctions of Lower Road and Surrey Quays Road as well as Lower Road and Redriff Road to improve the environment and allow traffic to move through the area more efficiently.
- This option would create additional green links and improve water and landscape quality in the key open spaces on the peninsula. The network of open spaces and leisure facilities on offer would ensure that the peninsula becomes a great leisure destination.
- There would be more new housing of all tenures than in Option 1.
- There would be more regeneration of estates on the peninsula in this option depending on feedback
- Around 25% of new homes would be family sized homes with three or more bedrooms.
- New homes would be provided on the Hawkstone Estate through redevelopment of the low rise housing and John Kennedy House.
- There would be more intermediate housing, such as low cost home ownership to help lower and middle income families get onto the housing ladder.
- As well as residential and retail use, there would also be an increase in business space (retail as well as office space), including space suitable for small and medium sized enterprises (SMEs).

## **7.3 What have the options identified?**

- 7.3.1 The two options for regeneration, identified above, were subject to detailed testing against the sustainability framework. The results of the appraisal showed that the overall impact of Option 2 was more positive than for Option 1.

### **Summary of Results**

The results of the appraisal showed that the overall impact of Option 2 was more positive than for Option 1. While Option 1 would deliver more housing than Option 2 this will increase contributions to climate change, traffic, and waste and water usage.

In comparison Option 2 presents more of a balanced approach to the regeneration of the area by focusing on providing leisure facilities, employment opportunities, the public realm and community facilities as well as new homes. While this growth will increase demand for energy, water and generate more waste and traffic these impact can all be mitigated by other policies in the AAP which seek to reduce car parking, set energy guidance and design guidance. While the impacts of option 1 can also be mitigated against, overall Option 2 will have more sustainability benefits in the long term than Option 1 in terms of job creation, new skills, community cohesion, providing local services and community facilities, improving walking and cycling routes, and reducing crime and fear of crime.

As a result it was decided that Option 2 should be taken forward as the Preferred Option for the AAP. For more details on the scoring of the two options see Appendix 8.

## **8 Effects of the Canada Water AAP Policies**

### **8.1 How has sustainability been considered in developing the plan?**

8.1.1 The findings of the SA carried out for the Issues and Options report helped to determine the sustainability of the AAP policy options and the results were considered when selecting and drafting the policies for the Preferred Options report. This Preferred Options SA has identified areas where special care needs to be taken when implementing policies such as building a new school in a high flood risk area, this will help to ensure potential conflicts are avoided.

8.1.2 The appraisal has involved making a certain amount of subjective judgements of the likely sustainability impacts of options over the short, medium and long term. The judgement is made by reference to what the sustainability objective is trying to achieve and the possible impact a proposed action may have.

8.1.3 The cumulative impacts of the policies have also been considered as a single policy may not have a significant impact on the sustainability objectives but the overall impact of several policies could amount to a negative result.

#### **AAP Preferred Option**

8.1.4 In general, Option 2, regeneration with a focus on homes, shopping, jobs and leisure has been taken forward, following the sustainability appraisal at the Issues and Options stage of the Core Strategy. The results of the Issues and Options SA showed that the overall impact of Option 2 was more positive in terms of social, economic and environmental impacts than for Option 1.

8.1.5 Twenty three draft policies have been prepared in order to seek to achieve sustainable development and direct spatial growth within the borough. These are set out below:

Policy 1 Shopping in the town centre

Policy 2 Cafes and restaurants in the town centre

Policy 3 Important shopping parades

Policy 4 Small scale shops, cafes and restaurants outside the town centre

Policy 5 Markets

Policy 6 Walking and cycling

Policy 7 Public transport

Policy 8 The road network

Policy 9 Parking for town centre uses

Policy 10 Parking for residential development in the core area

Policy 11 Leisure and entertainment

Policy 12 Sports facilities

Policy 13 Arts, culture and tourism

Policy 14 Design principles for the town centre

Policy 15 Building heights in the core area

Policy 16 Open spaces

Policy 17 Energy

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 21 Young people

Policy 22 Health

## 8.2 What are the significant positive effects of the plan?

- 8.2.1 The appraisal found that the majority of the policies in the Preferred Options document will have a positive impact. For every policy, the positive impacts outweighed the negative impacts when assessed across the whole range of sustainability objectives. In some cases the policies have no obvious relationship with the sustainable objective.
- 8.2.2 Several policies recorded all positive scores including; Policy 6 Walking and cycling, Policy 7 Public transport, Policy 8 The road network, and Policy 9 Parking for town centre uses. The policies listed above received a positive score against the following sustainable development objectives:
- |       |   |
|-------|---|
| SDO3  | To improve the health of the population   |
| SDO4  | To reduce crime and fear of crime   |
| SDO5  | To promote social inclusion, equality, diversity and community cohesion                         |
| SDO 6 | To reduce contributions to climate change and adapt to climate change that is already happening |
| SDO 7 | To improve the air quality in Southwark   |
| SDO 8 | To avoid waste and maximise, reuse or recycle waste that does occur                             |
| SDO 9 | To reduce the use of water, source water as locally as possible and protect water quality       |

These policies scored positively as their overall aim is to promote more sustainable modes of transport, such as walking, cycling and reduce car journeys. At present the area is congested and has a poor environment for pedestrians and cyclists. Reducing car use will have a positive impact on climate change, air quality and better opportunities for walking and cycling will improve the health of the population and create more natural surveillance in the area, reducing crime and fear of crime.

Policy 3: Important Shopping Parades also recorded all positive scores. The aim of the policy is to protect local shopping facilities that people are able to walk to easily. This will have positive impacts on the sustainability objectives in terms of improving the local economy, reducing crime, promoting community cohesion, reduce contributions to climate change and to promote walking and cycling.

## 8.3 What are the significant negative effects of the plan?

- 8.3.1 In total, there are seven SDOs that show potential minor negative impacts in relation to the Preferred Options. These are:
- SDO 5 To promote social inclusion, equalities, diversity and community cohesion in relation to Policy 10: Parking for residential development in the core area. This has shown a minor negative impact in the short term as restricting car parking for new residential developments may not prove to be popular with new residents, particularly families with children and elderly people. This could lead to problems in achieving community cohesion and promoting equalities and diversity. The issue could be exacerbated by the fact that existing residential developments in the core area do have car parking. However this policy is justified by the existing

traffic congestion in the area and the fact that the area is well linked to public transport. In order to regenerate the area and allow the provision of new shopping and community facilities and increase walking, cycling and public transport, car journeys must be reduced. All new residential developments will still be required to provide one parking space for every wheelchair accessible residential unit.

- SDO6 To reduce contributions to climate change and adapt to climate change that is already happening in relation to the following policies:

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that the policies scored negatively is due to the fact that they add new development to the area and therefore will potentially increase road traffic and also increase energy use and CO2 emissions, resulting in increased contributions to climate change. However development in the area is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore, all new development will be required to reduce energy use and maximise energy efficiency through design as well as minimising car parking and promoting more sustainable modes of travel (targets in AAP Policy 17 Energy, Sustainable Design and Construction SPD and Sustainable Transport SPD).

- SDO7 To improve the air quality in Southwark in relation to the following policies:

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that these policies scored negatively is because they add new development to the area and therefore will potentially increase road traffic and energy use and CO2 emissions, resulting in reduced air quality. However development in the area is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore, all new development will be required to reduce energy use and maximise energy efficiency through design as well as minimising car parking and promoting more sustainable modes of travel (targets in AAP Policy 17 Energy, Sustainable Design and Construction SPD and Sustainable Transport SPD).

- SDO8 To avoid waste and maximise, reuse or recycle waste that does occur in relation to the following policies:

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

### Policy 23 Community facilities

The reason that these policies scored negatively is due to the fact that they add new development to the area and therefore will increase the amount of waste generated in the area. However development in the area is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore, all new development will be required to minimise the amount of waste generated and recycle waste (Sustainable Design and Construction SPD).

- SDO 9 To reduce the use of water and source water as locally as possible and protect water quality in relation to the following policies;

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that these policies scored negatively is due to the fact that they add new development to the area and therefore will increase the amount of water used. However development in the area is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore, all new development will be required to minimise the amount of water used (Sustainable Design and Construction SPD).

- SDO 12 To protect and improve the historic value of places in relation to the following policy;

Policy 17 Energy

This policy scored negatively as it aims to promote sustainable energy use and this could potentially incorporate renewable energy sources such as solar panels or wind turbines. However these technologies may not be appropriate for development in conservation areas or in close proximity to listed buildings. In such cases the impact of incorporating renewable energy technologies will be assessed by individual planning applications.

- SDO 14 To reduce vulnerability to flooding in relation to the following policies;

Policy 18 Housing

Policy 20 Schools

Policy 22 Health

The policies scored negatively against this objective as it aims to reduce vulnerability to flooding. However the AAP area is in an area at high risk of flooding and the development of new housing, schools and health facilities in the area means that vulnerable people (the elderly and young children) are at risk. This will need to be mitigated through the design of the developments, in consultation with the Environment Agency. The need for a new school and a new health facility is already established in the AAP area and further increase in the local population will increase this need.

- Uncertain impacts

The impact of several policies scored as uncertain against the sustainability objectives. Further details can be found in the individual appraisal of each policy but the uncertain scores were largely due to mitigation being required and/ or the

impact being dependant on the detailed design of developments which will not be known until the pre-application stage e.g. the impact of a new school (Policy 20) on the look and character of the area (Sustainable Development Objective 11).

- Cumulative impacts

The cumulative impact of policies 1: Shopping in town centres, 11: Leisure and Entertainment, 18: Housing, 19; Jobs and business space, 20: Schools, 22: Health and 23: Community facilities could result in a major negative impact in relation to sustainability objectives six to nine which seek to reduce climate change, waste generation and water use and improve air quality. Individually the policies scored minor negative impacts but cumulatively the impact of additional development on these sustainability objectives could have a major negative impact.

The sustainability appraisal process has allowed the impact of each policy to be assessed overall and the appraisal process has demonstrated that the benefits that regeneration and the new development will have will outweigh this negative cumulative impact. However it is essential that all new development in the area is subject to strict guidance on car parking and sustainable design and construction in order to mitigate the negative cumulative impact of the policies.

Policies 18, 20 and 22 scored a minor negative rating against the objective to reduce vulnerability to flooding as they will result in vulnerable people inhabiting a high flood risk area. The impact of several other policies on flood risk such as leisure and entertainment and sports facilities are also unclear until detailed design information is provided with planning applications for new facilities. If the designs of new development do not attempt to reduce flood risk then this could result in a cumulative major negative impact for Sustainability Objective 14. For this reason a detailed flood risk assessment will be required to be submitted for planning applications in the area.

Several policies could have a cumulative negative impact on Sustainability Objective 16: Increasing walking and cycling and reducing car use. Increasing the amount of development in the area has the potential to cumulatively increase the number of car journeys. However this will be mitigated against by Policies 7, 9 and 10 of the AAP and the Sustainable Transport SPD.

The cumulative impact of new development on the character the area including historic buildings and the townscape has the potential to be negative if the design of different sites do not relate well to one another. However planning applications for new development will be subject to detailed design assessment to ensure this is not the case. Policies 3.12, 3.13, 3.16 and 3.17 of the Southwark Plan set out detailed design guidance in relation to new developments and impact on the historic environment.

- Short, medium and long-term impacts

On the whole the majority of the policies were thought to have the same impact in the short, medium and long-term. In some cases the positive impacts of the policies increased over time such as the provision of new shops in the town centre in relation to sustainability objective 1: Encouraging wealth creation. This is because the development of new shops may take to go through the planning process before they are delivered.

The policy to encourage shared car parking in the town centre was deemed to have an initial negative impact on wealth creation as in the short term it could

discourage new businesses from locating in the area. However the long term view is that the area will be more connected by sustainable forms of transport therefore shared car parking will not have a significant impact.

## **8.4 Proposed mitigation**

- 8.4.1 Where the SA identified potential shortcomings of particular policies, mitigation measures are proposed to help off-set the negative impacts. Many of these mitigation measures are policy requirements in either the Southwark Plan or Supplementary Planning Documents (SPDs) such as the Sustainable Transport SPD, Residential Design Standards SPD and Sustainable Design and Construction SPD. For example, the adoption of technologies and construction practices to minimise waste production and the facilitation of measures to encourage and increase recycling rates, both required by the Sustainable Design and Construction SPD, will help to mitigate any negative impacts associated with the provision of additional homes. In addition, the requirement for new developments to adhere to minimum standards in design and construction will contribute towards ensuring greater water efficiency over time.
- 8.4.2 Some of the negative impacts will be mitigated through other proposed preferred option policies which deal with such matters. For example providing new shops will have a negative impact on the amount of energy used but all new shopping developments will be expected to meet the requirements of the policy on energy therefore minimising energy use from the outset.

## **8.5 Uncertainties and risks**

- 8.5.1 The conclusions that were reached in undertaking the SA of the preferred option policies were a result of qualitative (i.e. subjective) judgement, albeit by planning professionals within the Council. Where possible quantitative impacts of the AAP policies will be considered through the Annual Monitoring Report e.g. number of listed buildings at risk in the area.
- 8.5.2 In addition, predicting the outcome of a potentially complex mix of social, economic and environmental factors is an inherently difficult task to undertake, and can only be undertaken on the basis of the background data that is available. Consequently, there may be some questions about the way some policies were ranked against particular sustainability objectives. However, whilst some individual rankings may possibly be challenged at this level, it is the overall performance of a policy against the Sustainability Framework taken as a whole, which is the most important element to consider.

## 9 IMPLEMENTATION

### 9.1 What are the next stages in the plan preparation?

SA PRODUCTION STAGE	TIMETABLE
Consideration of the responses to the consultation on the Canada Water AAP preferred option and the sustainability appraisal report.	October 2009- November 2009
Preparation of the final sustainability appraisal report to accompany the publication version of the AAP.	December 2009
Adoption of the Canada Water AAP and publication of the final sustainability appraisal report.	May 2011

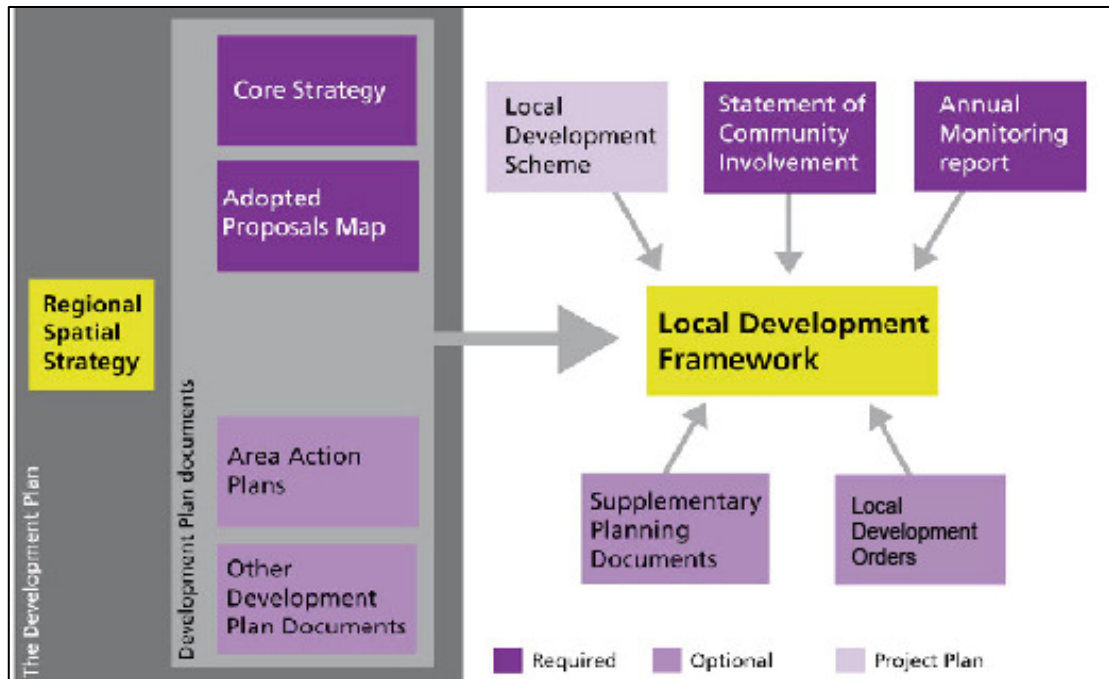
### 9.2 How will the plan be implemented?

9.2.1 The AAP sets out the vision for the regeneration of Canada Water. The Canada Water AAP will shape the development of the area up to the year 2026 by providing a list of clear objectives and a delivery plan to make development happen in the right place at the right time. The plan sets out what should be achieved in the area and directs development. All planning applications should adhere to the AAP.

### 9.3 Links to other tiers of plans, programmes and other guidance e.g. Core Strategy, SPDs

9.3.1 The LDF for Southwark will guide development in the future and is made up of a series of documents, prepared in stages. More information on the LDF can be viewed on our website. This includes the Local Development Scheme which sets out the programme for the production of documents. The Core Strategy will set out the overarching vision for all development in Southwark and set out what we want places to be like in the future, including Canada Water. The Core Strategy will also create new housing and affordable housing policies which will relate to new housing development in Canada Water. SPDs on Residential Design Standards, Sustainable Transport and Sustainable Design and Construction provide guidance on the sustainability standards, car parking and room sizes that new developments in Canada Water will be expected to meet.

9.3.2 It should be noted that local planning policy is produced within a framework set by national and regional government planning guidance. This guidance indicates the broad principles that local policy should adopt. For example the need to provide further housing as established in guidance means that it would not be possible to have an option of no further housing provision.



## 9.4 Proposals for monitoring

- 9.4.1 It is important that the plan is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the AAP. The most appropriate way to monitor the AAP is through the Local Development Framework Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of our planning policies and guidance and what effects this development is having in terms of sustainability.

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## **APPENDIX 1**

### **Legal and Policy Background for Sustainability Appraisal and Development Plan Documents**

#### **Strategic Environmental Assessment and Sustainability Appraisal**

The Canada Water AAP falls within the definition of a 'plan or programme' under European Directive 2001/42 (the SEA Directive). As it is likely to have significant environmental effects, it must also undergo a Strategic Environmental Assessment (SEA), as part of the sustainability appraisal. The SEA directive is transposed (made) into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance on the implementation of the 2004 Regulations and the Planning and Compulsory Purchase Act is set out in the ODPM's Practical Guide to the Strategic Environmental Assessment Directive (September 2005) and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005) respectively. These guidance documents set out a similar methodology to be used in the preparation of both SAs and SEAs. It is common practice that SAs incorporate an SEA. The government guidance on SA incorporates the requirements of the SEA Directive within the SA process. In the case of the AAP, all reference to SA should be understood as referring to both the SA and SEA process. The components of the SA and its relationship to the information required within the SEA report is set out below.

**Components of the SA Report which make up the Environmental Report for the purposes of the Strategic Environmental Assessment**

<b>Information Required in Environment Report</b>	<b>Section in SA Report</b>
Outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Section 1 and 3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 5
The environmental characteristics of areas likely to be significantly affected	Section 5
Any existing environmental problems which are relevant to the plan or programme	Section 3
The environmental protection objectives which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3, Appendix 5
The likely significant effects on the environment.	Section 6, Appendix 5
The measures envisaged to prevent, reduce and offset any significant adverse effects on the environment of implementing the plan or programme	Section 6
An outline of the reasons for selecting the alternatives dealt with	Appendix 5
A description of how the assessment was undertaken including any difficulties encountered in compiling the required information	Section 2, Appendix 5
A description of measures envisaged concerning monitoring	Section 6
A non-technical summary of the information provided under the above.	Summary

**APPENDIX 2  
FEEDBACK ON SCOPING REPORT RECEIVED FROM STATUTORY CONSULTEES WITH OFFICERS  
RESPONSE**

	Name	Report section which representation refers to	Representation	Council's response
1.	GLA	All	No comment at this stage.	Noted.
2.	GOL - SE London Plans and casework	Chapter 3	Chapter 3 looks at the relationship to other plans and programmes. It would have been helpful to say whether you encountered any difficulties/issues in doing this and how you will address them. Also, I could not see any reference to European guidance/plans/programmes. Were they taken into account?	Agreed. Reference to the following documents has been made in Table 3.1: European Landscape Convention 2000; EU Sustainable Development Strategy 2006
3.	GOL - SE London Plans and casework	Chapter 4	The baseline topics shown in Chapter 4 and from this the objectives in Chapter 5 appear to be heavily weighted towards environmental issues with only one reference to economic issues.	We disagree. The baseline matters as set out in Table 4.1 refer to education, crime and community safety, health, regeneration and economic opportunities. Moreover the objectives set out in the framework also cover a range of matters, including economic and social matters (see table 6.1).
4.	GOL - SE	Appendix 4	Appendix 4 considers baseline data in more detail. I could not	Appendix 4 of the scoping

	Name	Report section which representation refers to	Representation	Council s response
	London Plans and casework		see any reference to indicators which will form the basis for monitoring the objectives within the document.	report contained a list of indicators along with relevant baseline information for each. At the next stage (preferred options) we will set out the monitoring framework in more detail. It is likely that for the main part, monitoring will take place through the preparation of the AMR. The indicators in the AMR have been dovetailed to correspond as closely as possible with indicators in the SAs.
5.	GOL - SE London Plans and casework	Annex 5	I welcome the diagrams/maps set out in Annex 5.	Noted.
6.	Thames Water Property Services	General	It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to	Noted. We will work with Thames Water to identify future infrastructure requirements.

	Name	Report section which representation refers to	Representation	Council s response
			overloading of existing water & sewerage infrastructure. Where there is a capacity problem and Thames Water (or any successor) has no planned improvements, the Local Council will require the developer to fund appropriate improvements that must be completed prior to occupation of the development. Network upgrades can take up to 18 months and where additional funding from our regulator is required up to 5 years lead in times may be necessary. We rely heavily on the planning process to ensure we have the necessary infrastructure in areas where development is clearly identified and seek planning conditions where it is not. Capacity problems, possibly leading to flooding, could occur in some cases if we have not been given the opportunity, either through advance planning or through conditional planning approvals, to provide the capacity prior to development.	
7.	Thames Water Property Services	Chapter 3	Page 10 - SDO 9. Support.	Noted.
8.	Thames Water Property Services	Chapter 6	Page 20 - Flood Risk. This needs to be extended to ensure as a result of the development it does not cause flooding further down the network	Noted. The AAP will take flood risk into account.
9.	Natural England	Relevant Plans and Policies	Southwark have considered appropriate and suitable Plans, Programmes and strategies that are relevant to this Document, and are in line with those that would be recommended by Natural England	Noted.

	Name	Report section which representation refers to	Representation	Council s response
10.	English Heritage	Chapter 1	<p>1. Relationship to other Plans and Programmes - English Heritage notes and welcomes that PPG15 and PPG16 have been identified as key documents to be taken into account in preparation of the APP, as well as the joint CABE and EH guidance on Tall Buildings. In addition, English Heritage recommends the <b>European Landscape Convention</b>, which was ratified by the United Kingdom government in 2006, also be included in the International Plans and Programmes section. It is the first international convention for the management and protection of landscape, for the text of the treaty please see:  <a href="http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm">http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm</a>.  Local plans relating to the historic environment could also be included, for example the <b>Boroughs Conservation Area Appraisal</b> and Management plan for St Mary's Rotherhithe (if one exists).</p>	<p>Noted. A reference to the CABE guidance was made in Table 31. A reference to the European landscape Convention has been added to the same table. As yet, a character appraisal has not been published for St Mary's Conservation Area. It will be taken into account should an area appraisal be prepared.</p>
11.	English Heritage	Chapter 2	<p>2. Social, Economic and Environmental Context - English Heritage notes that baseline data is being gathered for the historic environment to form the evidence base for Rotherhithe AAP. We welcome inclusion of data on buildings at risk and conservation areas, however the full range of heritage assets should also be considered. For example, an understanding of historic buildings, areas and their setting; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the Boroughs local distinctiveness. The appropriate information sources that should be</p>	<p>Noted. However there are 16 sustainable development objectives and indicators are set out for each. The purpose of the SA is to provide an overview of the sustainability of the AAP. In the interests of manageability and retaining a sharp focus on</p>

	Name	Report section which representation refers to	Representation	Council s response
			consulted, in respect of the historic environment, are as follows: Greater London Sites and Monuments Record (archaeology, including Scheduled Ancient Monuments and Archaeology Priority Areas); The Schedule of Buildings of Architectural and Historic Interest (listed buildings); The borough's conservation area records and adopted guidance (including conservation area designation reports, statements, appraisals and design guidance); The borough's list of Locally Listed Buildings (or equivalent); The Register of Historic Parks and Gardens The London Buildings at Risk Register <a href="http://www.english-heritage.org.uk/BAR">www.english-heritage.org.uk/BAR</a> ; The HELM website <a href="http://www.helm.org.uk">www.helm.org.uk</a> ; and The Heritage Counts website <a href="http://www.heritagecounts.org.uk">www.heritagecounts.org.uk</a>	key matters, the list of indicators has been constrained with two or three key indicators listed for each objective.
12.	English Heritage	Chapter 3	3. Sustainability Appraisal Framework - English Heritage notes and welcomes that a specific sustainability objective on the historic environment has been included. Regarding the criteria, LB of Southwark could consider including a question as to whether it will enhance access to the historic environment and also contribute to better understanding of the historic environment.	We consider this to be adequately covered by sustainable development objective 12.
13.	English Heritage	Chapter 4	4. Main Sustainability Issues relevant to the Rotherhithe AAP - English Heritage notes and welcomes that 'conservation of the historic environment', is included as a main sustainability issue that needs to be taken into consideration when preparing the Rotherhithe AAP. Regarding the evidence for this topic, we would again refer you to our comments above is section 2 and the potential to highlight the wider opportunities and benefits that can be achieved through enhancement of the historic	Noted. See comment on representation no. 12.

	Name	Report section which representation refers to	Representation	Council s response
			environment.	
14.	English Heritage	General	Finally, English Heritage would strongly advise that the local authority's conservation staff is involved throughout the preparation and implementation of the APP, as they are often best placed to advise on: local historic environment issues and priorities, sources of data; and consideration of options relating to the historic environment. This advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the Rotherhithe AAP and its Sustainability Appraisal, and which may have adverse effects on the historic environment. I hope you find this response helpful in preparing the draft Rotherhithe Area Action Plan and Sustainability Appraisal.	Noted. Our Design and Conservation team have been involved in the preparation of the options set out in the issues and options report.
15.	Environment Agency	Flood risk	Rotherhithe is bounded by a significant length of Thames tidal defence and as such any development should be mindful of flood risk management issues, including future flood defence raising requirements. Although the AAP has addressed flood risk, using the SFRA as part of the evidence base, there is potential to more clearly delineate flood risk in the area. The action plan area lies within an area that would flood if it were not for the River Thames Tidal Defences, including the Thames Barrier and the river walls. There remains a residual risk of the river walls failing, breaching or being over topped in severe weather. The SFRA assesses this risk in more detail.	Noted. The issues and options report and AAP will take out of flood risk and the sequential test in the allocation of sites. The Strategic Flood Risk Assessment is an important part of the baseline.

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			<p>Some of the action plan area lies on higher ground which means it may be at a lower risk of flooding than other parts. This information may be gleaned from the SFRA. A drawing as part of the AAP could show which areas are at lower flood risk due to their topography and that are therefore more appropriate for vulnerable development such as residential. Areas that are at higher risk of flooding should be used for development of lower vulnerability such as commercial or industrial.</p> <p>Where there are exceptional circumstances for building in the floodplain, the ongoing cycle of redevelopment and urban regeneration is the crucial opportunity to reduce the risk. This involves changing the layout and design of development within the floodplain. The borough should consider how to apply Annexe G of PPS25 (managing residual flood risk within redevelopment plans) and link to SFRA and policies within the plan.</p> <p>Southwark SFRA has delineated areas of "flood hazard" through more detailed flood mapping and modelling. Areas are categorised according to "flood hazard" and depicted on a drawing. The Rotherhithe AAP must refer to the Southwark SFRA as part of the evidence base to ensure that development is located and designed appropriately taking into account flood risk issues. All development adjacent to flood defences must submit appropriate detail with the development</p>	

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			<p>proposals to demonstrate the potential impact of the development on the integrity of the defences. The flood defences must be appropriate for the lifetime of the development. Design drawings and calculations may be required to support a development proposal.</p> <p>For specific policy requirements, it should be noted that the buildings must be located and designed to reduce the flood risk over the lifetime of the development. This should be taken as: sixty years for commercial and hundred years for residential development. All architectural drawings which accompany flood risk assessment should compare the finished floor levels of the proposed development with the 200 year (0.5% Annual Exceedance Probability) and the 1000 year (0.1 AEP) food water levels to assess flood risk to the development.</p> <p>In some areas residential basements will not be acceptable. The SFRA should provide further details on areas where this is not acceptable. More information on sustainability and householder development would be obtained from 'Improving the Flood performance of new buildings' Flood resilient construction (Defra May 2007). This document aims to provide guidance to developers and designers on how to improve the resilience of new properties in low or residual flood risk areas by the use of suitable materials and construction details. These approaches are appropriate for areas where the probability of flooding is low (e.g. flood zone 1 as defined by PPS 25) or areas where flood risk management or mitigation measures have been put in place. Specifically this guidance</p>	

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			<p>document provides:</p> <ul style="list-style-type: none"> <li>• practical and easy-to-use guidance on the design and specification of new buildings (primarily housing) in low or residual flood risk areas in order to reduce the impacts of flooding</li> <li>• recommendations for the construction of flood resistant and resilient buildings.</li> </ul>	
16.	POLA	Chapter 6	<p>There are no references within the sustainable transport section to the use of the River Thames for the transport of passengers and freight. The London Plan seeks a 5% increase in passengers and freight transported on the blue ribbon network from 2001 - 2011. There are a number of passenger and tourist piers in Southwark including Greenland pier in the AAP area. Policy 4c.7 of the London plan seeks to protect existing facilities for passenger and tourist traffic and to encourage the development of new facilities. Policy 4c.8 of the London Plan seeks for new development close to navigable waterways to maximise water transport for bulk materials particularly during demolition and construction phases. As a riparian borough opportunities may therefore exist when sites are being developed to transport materials to and from sites by water. The omission of references to the river Thames for the transport of passengers and freight is therefore contrary to planning policy. References should be made within the sustainable transport section to the Thames and to encouraging the use of the river for the transport of freight and passengers.</p>	<p>It should be noted that there are no working wharves in the borough. With respect to passenger transport, sustainable development objective 16 refers to the promotion of public transport which would include river transport. It is an issue which will be taken into account in the issues and options report.</p>

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17.	Hawkstone TR&A		<p>Accuracy / completeness of data</p> <p>A primary concern of this response is the representation, incompleteness and accuracy of baseline and other data. We see it as fundamental and essential that further rich data is collected to ensure that decision making around sustainability issues is properly informed. We are aware that other groups have a long standing relationship with Canada Water activity and therefore perhaps feel they have “staked a claim”. However, the data on Housing (page 21) appears, in the version I have, to be wrong with incorrect levels of dwellings and therefore statistics.</p> <p>Estates, such as Tissington, while located within the area marked on Figure 1 are not mentioned at all. Other estates, such as Canada, appear accurately recorded. This draft report reproduces a “division” in other ways that includes data collection and analysis. The report acknowledges that more data needs to be collected and our T&amp;RA’s are always available to help the Council, and reasonably behaved consultants, to collect accurate data for our area.</p> <p>The report is perhaps rather too biased &amp; prejudicial to do best practice of consultation as it stands.</p>	<p>We note that the information relating to the estates on page 21 was inaccurate. Accurate information on the estates within the AAP area is currently being sourced. We agree that it is fundamental that the AAP is founded on a sound evidence base.</p>
18.	Hawkstone TR&A		<p>We are looking for the RAAP to substantially lower environmental pollution in our area and local streets and not the bland statement on page 19 that seeks to implement an aim that is a “should” and not a “must”. It is this type of</p>	<p>We agree that these matters are extremely important and must not be overlooked. The issues</p>

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			“cleverly” worded fudge that attracts our attention and reduces the level of trust in the document and its authors.	and options report sets out options on energy supply and generation, water consumption and flood risk as these are issues which are particularly relevant for Rotherhithe. Those issues which affect the borough as a whole, such as air quality will be dealt with through the Core Strategy.
19.	Hawkstone TR&A		1.2 (and 1.3, p.8) We note the inclusion of Southwark Park in the RAAP area which is a potential site for a new leisure centre and stadium. The creation of RAAP or local development plan must not reduce, extinguish, limit or in any other way interfere with any rights of engagement, involvement and consultation me may enjoy under statutory law, by contract or otherwise. Our residents request that any communication approaches avoid jargon, are concise and written in plain English. Residents will not answer long lists of questions or read 78 pages. (We send only 9 in reply!)	Noted. The issues and options report will be written in plain English and will be widely consulted on.
20.	Hawkstone TR&A		The idea of a “core” and a “periphery” concerns us greatly and seems to reproduce the divisions highlighted by the report rather than seek to resolve them. I can understand what the author might be trying to say but it comes across and is open to an interpretation potentially detrimental to the RAAP and for us.	Noted. The core area is the area which will experience the greatest degree of change. The Hawkstone Estate is included in the area. The reason why we have

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			We expect there will be other “core” areas of substantial development such as a potential stadium, road changes and regeneration of estates such as the Hawkstone. We do not take this RAAP language positively.	designated a wider area is to ensure that changes in the core area are taken into account.
21.	Hawkstone TR&A		We assume that we are involved in consultation to establish what the main things to consider are for the whole Rotherhithe area and not a predetermined agenda that appears focused on new build within the existing Canada Water Action Area. Across the tracks our main issues include the appalling condition of many existing homes and not necessarily new builds which are not always accessible or affordable for most of our residents. The creation of a “new town centre” is also an issue about location within stated “divides”.	Noted. Part of the rationale behind preparing the AAP is to ensure that the wider impacts of development in the town centre are addressed. We are aware that Lower Road is a barrier to movement and that the relationship between the shopping centre is very poor, both in terms of pedestrian and cycle movement as well as visually. Options within the AAP will seek to reduce this barrier.
22.	Hawkstone TR&A		Chapter 2  Timetable  The timetable on page 9 is noted together with opportunities for further consultation. We note that dates do not coincide with Spring 2009 when some of the Hawkstone residents expect to be informed if their homes will be demolished or	Noted. We will come to a decision as quickly as possible on the Hawkstone. This process will be integrated into the preparation of the AAP. We expect to decide on preferred options in May

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			refurbished after 5 years of delays, and withdrawn tenders, as the future of Hawkstone Road & Cope Street etc. is repeatedly considered.	09.
23.	Hawkstone TR&A		<p>Chapter 3</p> <p>Consultation Question 1: page 10. We would like to get back to you on this complex item.</p> <p>Strategies that deliver an improvement in safety, security, fuel efficiency and conservation, reduce congestion, accessibility, pollution reduction, and housing supply and affordability should be taken into account along with others because we need action across a wide range of factors and functions in order to make things better.</p> <p>Our estates not are part of the 22,000 council dwellings with heating via district heating networks. This does not help our residents suffering increased fuel poverty from 27 year old boilers, drafty un-insulated (or poorly fitted) single glazing systems, badly designed and installed double glazing systems etc. The Canada Water Draft Energy Scheme (p.11) might be extended to include help and advice to other sites and existing developments wanting to save energy within the RAAP. Repeatedly our residents see a lot of investment and good work being done for new builds but not for existing properties. 24SDO 12, page 11, is of particular interest. Again we see a focus on new build and not refurbishment of existing dwellings. The potential demolition and clearance of</p>	<p>Noted. The issues and options report contains options on energy, including options on setting up an Energy Services Company (ESCo) to supply energy in the area or connecting to SELCHP to use waste heat.</p> <p>The comments on taller buildings and waste/ recycling are also noted.</p>

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			<p>Hawkstone homes drives our interest in plans for new build social housing in Rotherhithe whether it be on our own estate or on other sites within the RAAP.</p> <p>Many residents enjoy living in well designed and maintained high rise blocks and our residents would prefer a range of housing solutions. We are not adverse to high rise development depending on the merits of each case and such development should not be ruled out when replacing existing high rise blocks and where such archetype homes are in demand from residents.</p> <p>We are adverse to high rise blocks being allowed to fall in serious unsightly disrepair, or refurbished incompetently, as they subside (and crack) into the marsh and pebbles.</p> <p>Recycling and waste management.</p> <p>The design of existing estates makes recycling a challenge. However, on the Hawkstone the T&amp;RA is currently not supporting an extension of recycling. We have the highest number of rat boxes of any in Southwark, our buildings are partially covered in pigeon excrement, and we have no end of pests. While infestations continue we are not in a position to accept action such as recycling bins in the absence of guarantees (and substantial) fines for not emptying them on a daily basis. Money needs to follow Southwark's rhetoric about recycling. The RAAP can make a contribution by taking a joined up integrative approach to recycling that considers</p>	

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			changes to designed structures and education programmed to increase and sustain recycling.	
24.	Hawkstone TR&A		<p>Chapter 4</p> <p>Page 12.</p> <p>Question 2. In short the answer is that the data and data sources provided in the RAAP will not measure changes effectively. Data collection needs to be localised. The evidence base is therefore currently incomplete and we believe not fit for purpose as intended to describe the current situation within the RAAP area or extrapolate what might occur in the future.</p> <p>We are minded that models used by Southwark (and consultants) appear to be perennially wrong and include too many assumptions that are not carefully examined. Decent Homes housing finance is the perfect example.</p> <p>We believe that there is a lot of work to do if the aims are to be met.</p> <p>We note the note at the foot of page 12 about extending data however we also believe that consultation will highlight where “gaps” in data exist. The note contradicts the request made in Question 2.</p>	Noted. We are continually updating the evidence base for the AAP and will consider any further evidence the objector wishes to supply. As is noted above, it is very important that the AAP is founded on a sound evidence base.
25.	Hawkstone		Chapter 5.	Noted.

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	e TR&A		<p>We would rearrange the order of statement “environment, economy and the community”. Our order would be “community, environment and the economy” although of course the report authors might have all these concepts entangled. The point is that our residents want to see the community come first not private business. We are not against partnerships and appropriate business ventures but we like to see Council policy phrased and structured so that it places the residents and community of Southwark first. Where our residents detect that their interests are being unreasonably or inappropriately subordinated for other people to benefit they will take action and reply.</p> <p>Question 4, page 13. This is long and complex. We will get back to you about it.</p>	
26.	Hawkstone TR&A		<p>Chapter 6.</p> <p>We note that no value, rank or priority is being attached to issues at this time.</p> <p>Population:</p> <p>The population stats provided are “known”. Our Estates have 2 bedroom dwellings that can house up to 5 people before being “over crowded”. We have “illegal’s” who are never the less “residents” who draw on / and contribute towards local services. It must be acknowledge that the actual population</p>	<p>The comments on population are noted. The statistics presented in the scoping baseline are not perfect, but do provide an overview of the population of the area. For the purposes of consultation etc it is important to have an understanding of local demographics. Comparisons with other</p>

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			<p>profile could be much higher and look very different. The move to compare “Rotherhithe Study Area” with “Southwark” masks pockets of variation that need to be identified.</p> <p>We not sure what the comparisons with Southwark are trying to achieve and what the intended use is.</p> <p>Linked to EqIA intentions – Is there some plan for proactive social engineering rather than monitoring? If so, we would like to know about it.</p> <p>T&amp;RA’s are in a very good position to collect and provide accurate data to supplement secondary sources pulled from existing databanks.</p> <p>Hawkstone T&amp;RA with Tissiba T&amp;RA represent a large chunk of the 23,357 residents living our side of the tracks.</p> <p>The comment on “ethnicity” is produced using standardised data collection forms and can only include returned forms – it is “reported” not actual. Our residents are aware, as is the Council, that substantial numbers of people exist outside of mechanisms used to collect such data.</p> <p>We question that the English Indices of Deprivation are accurate at estate level or appropriate to support the claims being made in the RAAP. At a general level the Indices are of interest but are not designed for such purpose.</p>	<p>(wider) areas, such as Southwark, London, England or the UK can help provide a context. They are not presented as a basis on which to embark on social engineering.</p> <p>Noted. The provision of</p>

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			<p>The remarks about statistical “divides” in the report are noted. We suggest these be supplement with qualitative data collection to explore the extent of the divides to inform the creation, community ownership &amp; support of a new “town centre”.</p> <p>The RAAP needs to help deliver improvements including CCTV and police “cabins” etc. There are spaces on the Estate that might house police or wardens. There is a need for much better lighting in streets and on estates.</p> <p>Appendix 10: Public Transport Accessibility Level Map.</p> <p>This map (2007) appears to exclude Surrey Quays (Docks) Tube station and Rotherhithe Tube Station. Why?</p> <p>We assume that “accessibility” is a very important factor in placing the new “town centre”, and design, and the decision to discard / reform any current combination of structures that might be locally taken to be a “centre” of some sort.</p> <p>We would like to see this map redrawn to accurately reflect the level of accessibility expected when the East London Line reopens &amp; properly inform decision making.</p>	<p>street lighting on streets and in and around estates will be considered during redevelopment.</p> <p>PTAL maps are drawn up through a methodology established by TFL. We are aware that they are not always perfect. The maps will be updated once the East London line is in place.</p>
27.	Hawkstone TR&A		<p>Appendix 8: Noise Map</p> <p>The graphic image map appears to inaccurately chart the noise on our estates and provides a detailed computer imaged</p>	<p>The offer of additional information on noise is noted. The noise map does however give a</p>

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			<p>generated by extrapolating sampling. We would prefer to see a map with locations and readings of samples. From local knowledge we can see that the map scales and indicated reading does not make sense for particular waypoints. It's something that Mouchel might produce.</p> <p>Hawkstone T&amp;RA have noise measuring equipment and our residents will happily volunteer to collect and provide data. Provided with the proper information we can also verify the data provided.</p> <p>Vibration also needs to be factored in. Our residents suffer from serious vibration and we are waiting to hear how heavier new East London Line trains will increase this nuisance.</p> <p>Being Clean</p> <p>Rotherhithe Area Housing (social) has a dissatisfaction rating for Estate Cleaning (ICC etc) approaching 50%. Dulwich maintains near enough 100% satisfaction (See 2007 ICC report – MORI). Clearly these variations need to be addressed before more stress is placed on our local cleaning services. The percentages mask that on some estates dissatisfaction is even worse and conditions totally unacceptable.</p> <p>In the short time I have it is not possible to fully engage in detail with the 78 page draft RAAP report. I hope the response provided here will help inform the process. The Draft RAAP report and this response will form a useful structure for our</p>	<p>general indication of those areas which suffer more acutely from traffic noise.</p> <p>The comment on estate cleaning satisfaction is noted, but it is not an issue which can be effectively dealt with by an AAP.</p>

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			residents to engage with.	
28	Environment Agency	Main River Designation	<p>Much of the dock area within the AAP is not designated Main River, such as Greenland Dock, Surrey Water and Canada Water. The small inlets adjacent to the River Thames, for example up to the dock Surrey Water, north of Brunel Road and the two inlets between the River Thames and Rotherhithe Street are designated main river. A main river is a watercourse marked as such on a main river map. This is an official document. In England, Defra decides which the main rivers are. All works or development within 8 metres of a fluvial main river or 16 metres of a tidal main river will require consent from the Environment Agency. Please contact you local Environment Agency Development Control Team with any queries regarding consent required for works adjacent or within main rivers.</p> <p>All River Thames walls have a statutory flood defence level, and the crest of these river walls must remain at this height, during and after any works to the river walls. Consent is required for any work on the river walls. We are pleased to see the following comment supporting our objectives for the River Thames. <i>“The Thames policy area allows special control of development next to the riverside. Any development in this area must enhance the character of the riverside area and ensure continued access to the Thames.”</i> Access to the River is not only required for social reasons but for flood risk management reasons, in general all development should be set back at least 16 metres from the River Thames and/or any</p>	Noted.

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			<p>flood defences associated with the River. Setting back development will allow for access and maintenance to the defences and provide adequate space should the defences need to be improved in the future.</p> <p>Canada Water which is identified as an action area and about to undergo significant change is not part of the Thames tidal defences; instead it is protected by a flood defence wall near the entrance to Surrey Commercial Dock.</p>	
29	Environment Agency	SUDs	<p>SUDS are of particular importance within national planning policy (including Planning Policy Statement 25: <i>Development &amp; Flood Risk</i>). Annex F, (Paragraph F6) states “<i>Surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic surface water flows arising from the site prior to the proposed development. ....</i>”. SUDS are promoted as the preferred drainage option by other National planning policy statements. These include: PPS1, PPS3, PPS9, PPS23 and the London Plan (February 2008) –</p> <ul style="list-style-type: none"> <li>Policy 4A.3 Sustainable design and construction</li> <li>Policy 4A.9 Adaptation to Climate Change</li> <li>Policy 4A.11 Living Roofs and Walls</li> <li>Policy 4A.14 Sustainable drainage</li> <li>Policy 4A.17 Water quality</li> </ul> <p>Throughout the London Plan SUDS is cited as one of the most effective means of reducing flood risk. A drainage impact assessment / surface water management plan is to be submitted as</p>	Noted

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			<p>part of development proposals, demonstrating how the rates and volumes of surface water runoff from sites will be reduced in accordance with the London Plan, using the most sustainable methods and techniques. Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage.</p> <p>The action area has a significant amount of green space. This may provide an opportunity to design in some storage/retention of surface water into green spaces, in the form of small detention basins or wetlands. This option can be investigated in more detail as part of the AAP. Surface water from development could drain to these storage and/or wetland areas and they would also be valuable amenity for local residents as well as improving habitat.</p> <p>In Rotherhithe SUDS techniques which may be appropriate would include green roofs, pervious paving, rainwater harvesting, infiltration gardens and small swales, conventional drainage such as pipes and storage cells may also form part of a sustainable drainage solution, when combined with more sustainable elements. Please refer to the drainage hierarchy in the London Plan for further guidance. Where possible paving should be avoided. Further information on the London Plan can be accessed via the link below <a href="http://www.london.gov.uk/thelondonplan/docs/londonplan08.pdf">http://www.london.gov.uk/thelondonplan/docs/londonplan08.pdf</a></p>	
30	Environment Agency	Waterfront development	Flood risk management planning needs to be linked closely with regeneration and redevelopment so that the location of development can help to reduce flood risk. There is need to incorporate long-term policies in the AAP that outline protecting and recreating river corridors and areas where	Noted.

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			<p>flooding can happen naturally. These policies will support the objectives of Thames Estuary 2100 (TE2100) and the London Plan Blue Ribbon Network ( <i>Policy eC.3 The natural value of the Blue Ribbon Network , Policy 4C.6 Sustainable growth priorities for the Blue Ribbon Network and Policy 5D.1 The strategic priorities for South East London</i>)</p> <p>Development proposals within the defended tidal flood plain must consider the residual risks that are present, i.e., increasing risks from rising flood water and sea levels due to climate change and the risks resulting from a failure or overtopping of a section of defence protecting the area under consideration. This may lead to reallocating some of the more vulnerable uses to areas with lower residual risks as well as designing new development in a more flood resilient manner.</p> <p>Flood resilience must be built into buildings and other infrastructure, such as transport in areas currently at residual risk. Emergency Planning and evacuation procedures are required that fully understand current and future risk. Defra's Policy to achieve <i>Making Space for Water</i> must be delivered in the short and long term to enable us to maintain existing defences and plan for future land use. If developments are set back from existing defences we retain the option of future upgrades, as well as making space for flood storage. This will require land allocation many years in advance, which needs to occur through current spatial planning.</p> <p>The Council should seek to maintain and look for opportunities</p>	

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			<p>to enhance the setting of and increase space for the River Thames and its tributaries. In considering development proposals it will:</p> <p>a) Ensure the protection of landscape features that contribute to the setting of the rivers</p> <p>b) Seek to protect and enhance existing views of the rivers</p> <p>c) Pay special attention to the design of development located in riverside settings to ensure that it respects and makes a positive contribution to the setting of the rivers</p> <p>d) Ensure that the quality of the water environment is maintained</p> <p>e) Seek opportunities to improve public access to and alongside the rivers and ensure that existing public access is maintained</p>	
31	Environment Agency	Sequential test and exception test	<p>Paragraphs 8 and D.5 of PPS25 require decision-makers to steer new development to areas at the lowest probability of flooding by applying a 'Sequential Test'. Only if the council can demonstrate through the sequential process that a site with a lower probability of flood risk is not reasonably available can a case be put forward as to why a site could be considered as an exception. If this can be achieved, then, in accordance with PPS25, for the exception test to be passed it must be demonstrated that the development provides wider benefits to the community that outweigh flood risk, the site is previously-developed land, and a Flood Risk Assessment must demonstrate that the development will be safe without</p>	Noted. A sequential test will be carried out.

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			<p>increasing flood risk elsewhere. PPS25 states in paragraph 14 that:</p> <p><i>'A sequential risk-based approach to determining the suitability of land for development in flood risk areas is central to the policy statement and should be applied at all levels of the planning process'. It goes on to state in paragraph 16 that:</i></p> <p><i>LPA's allocating land in LDDs for development should apply the Sequential Test (see Annex D and Table D.1) to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. A sequential approach should be used in areas known to be at risk from other forms of flooding.</i></p>	
32	Environment Agency	Climate change	<p>The rising sea level will steadily reduce the level of protection that defences offer. The predictions for how quickly sea level will rise vary considerably depending on the assumptions used about emissions and climate modelling.</p> <p>The TE2100 project has considered a range of climate change derived sea level rises from 0.9m (Defra 2006 Climate Change Scenario) to 4m (High++ Level where all conceivable sea level rise contributions up to 2100 occur). The Environment Agency Thames Catchment Flood Management Plan (Thames CFMP) (September 2006) confirms the above and sets out some main messages:-</p>	Noted. Climate change is taken into account in the borough's strategic flood risk assessment.

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			<p>a) Flood defences cannot be built to protect everything.  b) The ongoing cycle of development and urban regeneration is a crucial opportunity to manage flood risk.  c) Land for future flood risk management will be identified and protected by authorities.</p> <p>Work undertaken so far by Thames Estuary 2100 (TE2100) indicates that the present system of flood risk management for the tidal flooding can continue to provide an acceptable level of risk management up to 2030. Beyond 2030 more actions will be needed. These actions would be easier and more affordable and sustainably delivered if they are planned now. The London Plan states inter alia that <i>"The Mayor will, and boroughs and other agencies should, take fully into account the emerging findings of the Thames Estuary 2100 Study, the Regional Flood Risk Appraisal and the Thames Catchment Flood Management Plan" page 211</i></p> <p>New development should be avoided in those areas with likely increased vulnerability to climate change, particularly where it is not viable to manage likely risks through suitable measures to provide resilience; and bring forward adaptation options for existing development in likely vulnerable areas.</p> <p>The council should require development proposals to take account of the expected changes in local climate conditions, throughout the proposed lifetime of the development, by</p>	

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			<p>adaptation or flexibility to allow future adaptation. Information on these measures must be submitted with an application. Specifically, the council should require major developments to:</p> <ul style="list-style-type: none"> <li>• identify the type of and extent of the main changes expected in the local climate throughout the lifetime of the proposed development,</li> <li>• identify the potential impacts of these changes on the proposed development and its neighbours,</li> </ul> <p>indicate the ways in which the proposed development design overcomes the hazards and exploits the opportunities associated with these impacts whilst meeting other sustainable development criteria, particularly the need to achieve overall reductions in greenhouse</p>	
33	Environment Agency	SDO 4	<p>Sustainable development indicator (i) is acceptable; however, sustainable development indicator (ii) needs be reviewed to be more positive. ii) "Percentage of new development within relevant urban catchment managed according to DEFRA SUDS Guidance." Could be reworded to include – "the percentage of new development significantly reducing runoff rates and volumes as well as improving water quality through the use of SUDS techniques." These indicators can refer to London Plan SUDS policies mentioned above. Baseline data needs to be compiled for flood risk issues. This is needed to allow the assessment of change and policy performance against key indicators. Examples include: -the number of dwellings in Flood Zone 3, the number of new or replacement dwellings permitted in Flood Zone 3 and the number of highly vulnerable premises within flood Zone 3 (as per PPS25 Annex D). It may be possible to compile some baseline data using</p>	<p>The comments on surface water run-off are noted. The issues and options report contains options on water which include reduction in surface water run off and SUDs.</p> <p>The additional questions suggested are noted. However the SA provides an overview of the impact of the plan on sustainability. In the interests of manageability and maintaining a balance</p>

	Name	Report section which representation refers to	Representation	Council s response
			<p>the recently completed SFRA. As you will appreciate, any housing development in the area will have to take account of the findings of the SFRA to satisfy the sustainability appraisal and the tests of soundness.</p> <p>Information on planning permissions granted contrary to the advice of the Environment Agency on flood risk could be accessed using our external website link provided below:  <a href="http://www.environment-agency.gov.uk/aboutus/512398/908812/1351053/571633/?lang=e">http://www.environment-agency.gov.uk/aboutus/512398/908812/1351053/571633/?lang=e</a></p> <p><b>Additional questions</b></p> <ul style="list-style-type: none"> <li>• Is the site riparian?</li> <li>• Will the proposed development impact on the structural integrity of the defences?</li> <li>• Are the defences appropriate for the lifetime of the development?</li> <li>• Will any work be required to bring them up to this standard?</li> <li>• Will there be appropriate set-back between the defences and the proposed development?</li> </ul> <p>Can the site be drained in a sustainable manner (i.e. no pumping will be required?)</p>	of environmental, social and economic objectives, the additional questions have not been added.
34	Environment Agency	SDO9	To encourage sustainable use of water resources. Will it lead to a reduction in the quality of surface water/ waterways? - This could be reworded to - "Will it improve the quality of surface water/waterways?" (The use of SUDS can	The comments on water quality are noted. The issues and options report contains options on water which include reduction in

	Name	Report section which representation refers to	Representation	Council s response
			achieve an improvement in the quality of surface water)	surface water run off and SUDs.
35	Environment Agency	Maps	This <i>BASELINE DATA FOR ROTHERHITHE</i> report has a number of drawings related to the text appended, however there does not seem to be a map or drawing from the SFRA on areas at risk of flooding. This is imperative.	Noted. The SFRA is an important part of the evidence base.
36	Environment Agency	SDO6	<p>We recommend that to ensure that energy is used efficiency and carbon emissions reduced; AAP should <b>require</b> rather than promote low and zero carbon developments throughout the Borough. The London plan states that London boroughs should in their DPDs require all developments to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions (Policy 4A.6).</p> <p>The London Plan also states that boroughs should ensure future developments meet the highest standards of sustainable design and construction and reflect this principle in DPD policies. Boroughs should require all applications for major developments to include a statement on the potential implications of the development on sustainable design and construction principles (Policy 4A.3).</p> <p>Regarding renewable energy on site, the London Plan states that boroughs should in their DPDs adopt a presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from onsite renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is</p>	Noted. The issues and options report contains options on energy supply and generation.

	Name	Report section which representation refers to	Representation	Council s response
			<p>not feasible. Boroughs in their DPDs should identify broad areas where the development of specific renewable energy technologies is appropriate. Policy 4A.7)</p> <p>We recommend that the AAP should identify areas where zero carbon development is appropriate.</p>	
36	Environment Agency	SDO8	<p>Environment Agency supports AAP Objective on sustainable waste management but notes with concern that waste water treatment is not included. It would be preferable to have a separate waste water treatment objective taking into account the Water Framework Directive and the need for any further operational development at the existing Sewage Treatment Works. More new development will create higher volumes of sewage to be transported from houses to sewage treatment works, and additional treated effluent to discharge to surface and ground waters.</p> <p>Therefore the infrastructure should be sufficient to guarantee both surface and ground water quality would not be detrimentally affected, and avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses.</p> <p>The Water Framework Directive sets ecological standards in addition to chemical standards for rivers. This is likely to place greater demands on Sewage Treatment Works to achieve cleaner effluents. In preparing the AAP, the council must:</p>	Noted. We will work with the EA and Thames Water to identify water infrastructure requirements for the AAP area.

	Name	Report section which representation refers to	Representation	Council s response
			<p>i) ensure that the rate of development broadly accords with the capacity of existing water supply, sewage treatment and discharge systems, particularly in connection with major new development</p> <p>ii) require development to incorporate measures to enhance water efficiency, and sustainable drainage solutions</p> <p>iii) work with the Environment Agency and water companies to identify infrastructure needs and allocate areas for and permit necessary infrastructure</p>	
37	Environment Agency	SDO10	<p>We are pleased to note that land contamination has been included as one of the key environmental objective. We strongly recommend that if potentially contaminating activities have previously been conducted at a site, such as chemical or fuel storage, manufacturing or other industrial processes, an assessment of risk of potential contamination to controlled waters should be carried out. This work should follow 'Environment Agency guidance on requirements for land contamination reports' and the 'Model Procedures for the Management of Contaminated Land' (CLR11). These documents can be down loaded from our website at <a href="http://www.environment-agency.gov.uk/subjects/landquality/113813/887579/1101611/?lang=e">http://www.environment-agency.gov.uk/subjects/landquality/113813/887579/1101611/?lang=e</a>. If potential for significant contamination is identified, the Environment Agency and the Local Authority Contaminated Land Officer should be consulted for advice prior to work commencing on site. Responsibility for the safe development and secure occupancy of the sites rest with the</p>	Noted.

	Name	Report section which representation refers to	Representation	Council s response
			<p>developer/landowner. Should contamination on the sites be found to be affecting controlled waters subsequent to the redevelopment, the sites may be determined as contaminated land under Part IIA of the Environmental Protection Act 1990 and cost for remedial action sought from the developers.</p> <p>A <i>'watching brief'</i> should be maintained during the construction period to deal with any unexpected areas of contamination, which may be identified during excavations (generally by visual or olfactory evidence). If contamination is found a reputable environmental consultant should assess the level of contamination. In the event of significant contamination being identified, then the Environment Agency should be contacted for advice.</p>	
38	Environment Agency	Environmental characteristics of the area	<p>From the perspective of environmental sustainability we expect Rotherhithe Area to display the following characteristics:</p> <ul style="list-style-type: none"> <li>• The quality of the environment needs to be protected and improved</li> <li>• The demands on natural resources needs to be managed sustainably</li> <li>• Both new and existing development needs to contribute to a low carbon region and designed to adapt to climate change</li> </ul> <p>The necessary environmental infrastructure to support both new and existing development needs to be in place</p>	Noted.
39	Environment	Environmental outcomes	Development in Rotherhithe Area should be delivered to	Noted. These issues will

	Name	Report section which representation refers to	Representation	Council s response
	ent Agency		<p>ensure the following outcomes are achieved:</p> <ul style="list-style-type: none"> <li>• Water quality is improved</li> <li>• Land quality is improved and Brownfield Land is appropriately developed</li> <li>• Cleaner, healthier air</li> <li>• Biodiversity is protected and enhanced</li> <li>• Access to the environment is improved and promoted</li> <li>• Water is managed wisely and we have enough water for people and the environment</li> <li>• Waste is managed sustainably</li> <li>• A sustainable construction approach is adopted on all developments</li> <li>• Energy resource is used efficiency and carbon emissions reduced</li> <li>• A Climate change adaptation plan is in place</li> <li>• The impact of flooding understood and the risks appropriately managed</li> <li>• Appropriate water supply and waste water infrastructure is provided</li> <li>• Appropriate waste infrastructure is in place</li> <li>• A network of green infrastructure is in place</li> </ul>	be considered in preparing the plan.
40	Environm ent Agency		These matters will be considered in preparing the Plan.	Noted.
41	Environm ent	Conclusion	The Environment Agency supports growth that can be supported by the necessary environmental infrastructure (for	Noted.

	Name	Report section which representation refers to	Representation	Council s response
	Agency		<p>water resources, wastewater, waste and flood risk management), provided in a co-ordinated and timely manner to meet the physical and social needs of both new development and existing communities. Early investment and careful planning may be required to ensure expanded or improved infrastructure will have the capacity to cope with additional demands, particularly with climate change. See our report '<i>Hidden Infrastructure: The Pressures on Environmental infrastructure</i>. The report can be downloaded at <a href="http://publications.environment-agency.gov.uk/pdf/GEHO0307BMCD-E-E.pdf">http://publications.environment-agency.gov.uk/pdf/GEHO0307BMCD-E-E.pdf</a></p> <p>We hope regeneration in Rotherhithe will deliver greater resource efficiency, appropriate use of brownfield land and protect and enhance a network of well designed greenspace. It must incorporate the highest standards of flood risk management and contribute to an improved and protected water environment.</p>	
42	Natural England	Baseline data	The Baseline Topics and Baseline Data proposed cover the areas and issues that Natural England would wish to see considered by such a document.	Noted.
43	Natural England	SDOs	The sixteen Sustainability Objectives listed cover the areas that natural England would wish to see address by an Strategic Environmental Assessment and are broadly supported by Natural England, and in particularly the	Noted.

	Name	Report section which representation refers to	Representation	Council's response
			<p>following;</p> <p><u>SDO 6</u> To reduce contributions to Climate Change.</p> <p><u>SDO 11</u> To protect and enhance the quality of landscape and townscape, given its reference to the public realm.</p> <p><u>SDO 13</u> To protect and enhance open spaces, green corridors and biodiversity. The inclusion of green corridors is especially welcomed.</p> <p><u>SDO 16</u>  To promote sustainable transport and minimise the need to travel by car.</p>	
44	Natural England	Sustainability issues	The Sustainability Issues are appropriate and would be in line with recommendations and or suggestions from Natural England. The reference to Sites of Importance for Nature Conservation is welcomed, as are the references and consideration given to Green Links, under the Open Space and Biodiversity section.	Noted.
45	Natural England	Baseline	This section includes comparators and targets and under the Open Space and Biodiversity Objective, Natural England are pleased to see the indicators for Green Flag Status for area	Noted.

	Name	Report section which representation refers to	Representation	Council's response
			Parks/Green Spaces, together with the number of open spaces that have Council approved management plans, which would be in line with recommendations from Natural England.	

## Comments on the Issues and Options report: Interim Sustainability Appraisal

Name	Report section which representation refers to	Representation	Council's response
English Heritage	All	<p>In general terms, English Heritage is of the view that the interim SA is on the right track in terms of structure and demonstrating a clear attempt to assess each of the options against key sustainability objectives. In addition, English Heritage supports SD12 - the SA objective for the historic environment.</p> <p>English Heritage notes that the baseline information in respect of the historic environment currently appears to be a bit inconsistent and incomplete. While archaeological resources are referred to in the table on page 7, they are omitted from the table at page 23, as is Southwark Park's status as a Grade II Registered Historic Park and Garden. These matters are symptoms of a broader concern however, which will need to be placed in the appropriate context of providing proportionate coverage of the issues for the area. That broader concern is the absence of the development of a sense of identity for the area based on a thorough understanding of what it is at present and what it has been in the past. The designated historic environment assets need to be seen as essentially indicators of this development over time rather than simply curiosities that need to be worked around. If they are treated in this way, they can anchor a characterisation of the area which will in turn enable a better understanding of how the area works and how it can most effectively be adjusted.</p> <p>English Heritage recommends approaching the borough's own cultural services department for more information about the local history of the area. This information combined with an understanding of the existing built environment, including archaeology; can provide</p>	<p>Noted. The baseline information on the historic environment will be compiled and presented in a background evidence base paper which will accompany the submission AAP. In this we will refer to Southwark Park's status. The AAP seeks to protect and improve open spaces and historical features.</p> <p>In terms of the appraisal of the impact of the policies and their impact on the historic value of the area this has been taken into account throughout the Sustainability Appraisal process by assessing the AAP policies against SA objective SDO12. This document sets out the appraisal of the preferred options with reasons why each score was given.</p>

Name	Report section which representation refers to	Representation	Council's response
		<p>inspiration for establishing identity for the area that is based on positive continuity. In turn, this will mean that the design of new development has the opportunity to be creative and reinforce positive values for the local community rather than inadvertently creating a disconcerting sense of disconnection in the environment.</p> <p>English Heritage appreciates the borough's point (made in response to our comments on the Scoping Report on page 36) that the sustainability appraisal needs to be manageable. However, this needs to be balanced against the need to ensure that the assessments are of sufficient extent to convey the impact on cultural heritage for the purposes of the European Directive on the Assessment of Certain Plans and Programmes (SEA) (2001/EC/42). It would be useful to understand for example, why option A for shopping is neutral for the historic environment and Option B is positive and it is interesting that the relationship of the historic environment with new development has been assessed as neutral for all the related issues i.e. housing, business floorspace, new leisure, culture and faith facility provision. Is this because there are no historic assets in the areas designated for the development? Or have some measures been incorporated in the plan that neutralise any impacts on the historic environment? This is not clear and it needs to be in order to show whether or not impacts have been appropriately addressed.</p> <p>If, because the historic environment assets and consequent cultural heritage of the area have not been successfully defined in the baseline information section of the SA, the historic environment issues have to be set out in full in the discussion under each of the matrices, the document will become unwieldy. However, if the assets and cultural heritage issues are well defined then assessment statements can be short, targeted and highly effective.</p>	<p>In many cases where the policy will include new development, the impact on the historic environment cannot be fully assessed until the planning application stage when the detailed design and plans for a scheme will help officers to assess the impact of the development.</p> <p>The historical value of the area has been a key consideration in the policy which promotes cultural and tourist assets in the area.</p>

Name	Report section which representation refers to	Representation	Council's response
		<p>A specific example might be "the use of the housing development sites has the potential to increase the usage of the Grade II Registered Historic Park and Garden, Southwark Park and building heights will need to be restricted on development sites in the path of the St Paul's cathedral viewing corridor." A more generalised example might be "The character of [x] Street derives from its history as a residential quarter for the manufacturing industry workers in the 1970s. The decline of this sector has been mirrored in the street and the upgrading of the neighbouring shopping facilities and introduction of public art referencing the past contribution of this area should help to positively strengthen the identity of the local community and assist in the regeneration of the street."</p>	
Natural England	All	<p>The key sustainability issues identified have recognised the need to maintain and enhance open space provision and promote biodiversity within the area and this is welcomed and supported. However, Natural England would remind the Council of the presence of Canada and Surrey Waters SINC within the Peninsula/Action Plan area</p> <p>The sixteen Sustainability Objectives listed cover the areas that Natural England would wish to see addressed within a Sustainability Appraisal/ Strategic Environmental Assessment and these are broadly supported by Natural England, and in particularly the following;</p> <p>SDO 6 To reduce contributions to Climate Change.</p> <p>SDO 11 To protect and enhance the quality of landscape and townscape,</p>	Noted. The presence of the Canada and Surrey Waters SINC will be added to the baseline information.

Name	Report section which representation refers to	Representation	Council s response
		<p>given its reference to the public realm.</p> <p>SDO 13 To protect and enhance open spaces, green corridors and biodiversity. The inclusion of green corridors is especially welcomed.</p> <p>SDO 16 To promote sustainable transport and minimise the need to travel by car.</p> <p>Relationships to other Plans and Programmes are appropriate and identify suitable legislation that would be recommended by Natural England, whilst the Social, Economic and Environmental Context identifies the issues and topics that Natural England would wish to see contained within such a document.</p>	
Environment Agency	Issues and Options report: Section 4	<p>Our previous response to your consultation on the Sustainability Scoping Report, in a letter dated 25<sup>th</sup> April 2008, went into some detail about flood risk. We would therefore refer you back to that letter. Reference should be made to the borough's Strategic Flood Risk Assessment (SFRA), which we note is explained in table 5.1 on page 24 of the draft Sustainability Appraisal. In general we advise that proposed land uses should consider flood risk and the sequential approach to allocating development sites, in line with PPS25. Where possible it would be appropriate to locate commercial uses (which are 'less vulnerable' in flood risk terms according to PPS25) at areas of higher flood risk. Housing is 'more vulnerable' and should therefore be placed in the areas of lowest flood risk.</p>	<p>Noted. The Preferred Options report identifies potential sites for development in the area. It is recognised in the Sustainability Appraisal of the Preferred Options that in some cases the risk of flooding will need to be mitigated by the design of developments.</p>

Name	Report section which representation refers to	Representation	Council's response
	Issues and Options report; Section 3.2. The objectives	<p>It is possible to apply the sequential approach within the AAP boundary because there is higher land in the centre of the AAP area which is outside the high risk floodplain. We suggest this would be the most suitable place for new residential development in flood risk terms. Generally, the highest risk is to areas closest to the river and the lowest areas, where the depth and speed of flooding would be greater. The SFRA has some flood mapping and detailed recommendations about this. Further to our comment on the SA Scoping report consultation, the SA states in Appendix 1 (pages 37 and 53) that the AAP I&amp;O would take account of the sequential test in the allocation of sites, but it is not clear from the report how this has been considered. We advise this should be explained at the next stage of the process.</p> <p>We particularly support objectives P1-4 under 'Places: Better and safer streets, squares and parks' and also L1-2 under 'Leisure: a great place to visit, relax and have fun'. While we would support objective P4, we consider that the objectives should set higher environmental standards, which should be informed by particular environmental issues raised through the Sustainability Appraisal Process. A good example is that there are water quality problems in the docks and the Albion Channel but this does not appear to have been highlighted in the AAP I&amp;O or in the Sustainability Appraisal. Opportunities should be sought to help to reduce this. There are measures that could be carried out to improve the water quality, which would improve the habitat of the docks for fish and biodiversity, as well as improving their aesthetic value. A direct benefit would be an</p>	<p>Noted: An energy study for the area is being prepared which will help to inform the energy standards sought in the AAP.</p> <p>Clarification is sought from the Environment Agency on what measures could be implemented through the planning system and the AAP to improve water quality in the area.</p>

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Name	Report section which representation refers to	Representation	Council's response
		enhancement to the recreational use of the docks for angling.	

### APPENDIX 3 RELEVANT PLANS, STRATEGIES AND PROGRAMMES

Policy or Plan	Summary of objectives and targets
<b>International</b>	
Kyoto Protocol to the United Nations framework convention on climate change (1997)	<ul style="list-style-type: none"> <li>-Limit the emissions of 6 greenhouse gases including: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride.</li> <li>- Reduce greenhouse gas emissions by 5% of 1990 levels by 2008-12.</li> <li>- UK has an agreement to reduce emissions by 12.5% below 1990 levels by 2008/12 and a national goal to a</li> <li>-20% reduction in CO2 emissions below 1990 levels by 2010.</li> </ul>
Johannesburg Declaration on Sustainable Development (2002)	<ul style="list-style-type: none"> <li>-Promote the integration of the three components of sustainable development — economic development, social development and environmental protection — as interdependent and mutually reinforcing pillars.</li> <li>-Poverty eradication, changing unsustainable patterns of production and consumption and protecting and managing the natural resource base of economic and social development are overarching objectives of, and essential requirements for, sustainable development.</li> </ul>
<b>European</b>	
EU Sixth Action Plan (SD Strategy) (2002)	<p>The 6<sup>th</sup> EAP identifies four priority areas:</p> <ul style="list-style-type: none"> <li>-Climate change</li> <li>-Nature and biodiversity</li> <li>-Environment and health</li> <li>-Natural resources and waste</li> </ul> <p>The 6<sup>th</sup> EAP promotes full integration of environmental protection requirements into all community policies and actions and provides the environmental component of the community's strategy for sustainable development. The link is made between environment and European objectives for growth, competitiveness and employment</p>
Council Directive 79/409/EEC on conservation of wild birds	The long term protection and conservation of all bird species naturally living in the wild within the European territory of the Member States (except Greenland).
Council Directive 92/43/EEC on conservation	-Conserve fauna and flora and natural habitats of EU importance.

of natural habitats and of wild fauna and flora	-Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats
EU Water Framework Directive (2000/60/EC)	-The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater -All inland and coastal waters to reach good ecological status by 2015. Indicates the importance of applying and developing SUDS policy.
EU Directive 2002/91/EC on the energy performance of buildings	The objective of this Directive is to promote the improvement of the energy performance of buildings within the Community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness considering; This Directive lays down requirements as regards : (a) the general framework for the energy performance of buildings; (b) the application of minimum requirements on the energy performance of new buildings; (c) the application of minimum requirements on the energy performance of large existing buildings that are subject to major renovation; (d) energy certification of buildings; and (e) regular inspection of boilers and of air-conditioning systems in buildings and in addition an assessment of the heating installations in which boilers are more than 15 years old.
Air Quality Framework Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)	Objective is to improve air quality through out Europe by monitoring certain pollutants and set alert thresholds for specific pollutants. The Framework Directive was followed by daughter directives, which set the numerical limit values, or in the case of ozone, target values for each of the identified pollutants. The daughter directives are to harmonise monitoring strategies, measuring methods, calibration and quality assessment methods to arrive at comparable measurements throughout the EU and to provide for good public information
European Spatial Development Strategy	-Limit climate change and increase the use of clean energy -Address threats to public health -Manage natural resources more responsibly -Improve the transport system and land use management -Combat poverty and social exclusion and deal with the economic and social implications of ageing society
European Landscape Convention (ratified by the UK government in 2006)	The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and

	<p>planning of all landscapes in Europe.</p> <p>The ELC was signed by the UK government on 24 February 2006, ratified on the 21 November 2006, and became binding on 1 March 2007.</p> <p>The convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies</p>
European transport policy for 2010: time to decide (EC, 2001)	In keeping with the sustainable development strategy adopted by the European Council in Gothenburg in June 2001, the Commission proposes some 60 measures aimed at developing a European transport system capable of shifting the balance between modes of transport, revitalising the railways, promoting transport by sea and inland waterways and controlling the growth in air transport
European Directive 2003/30/EC on the promotion of the use of biofuels or other renewable fuels for transport	Objective to promote the use of bio-fuels or other renewable fuels to replace diesel or petrol for transport purposes in each Member State, with a view to contributing to objectives such as meeting climate change commitments, environmentally friendly security of supply and promoting renewable energy sources
Waste Framework Directive 75/442/EEC Landfill Directive (99/31/WC)	-To set up a system for the co-ordinated management of waste within the European Community in order to limit waste production. -Member states must promote the prevention, recycling and conversion of wastes with a view to their reuse.
The Water Framework Directive (2000) Put into UK law (transposed) in 2003.	The Water Framework Directive (WFD) is the most substantial piece of EC water legislation to date and is designed to improve and integrate the way water bodies are managed throughout Europe. Member States must aim to reach good chemical and ecological status in inland and coastal waters by 2015.
<b>National</b>	
PPS 1: Delivering Sustainable Development (2005)	PPS1 sets out the Government's vision for planning. The main aims are promoting regeneration, regional, sub-regional and local economies, healthy, safe and crime free places,

	<p>encouraging land to come forward for development, giving priority to ensuring access for all to jobs, health, education, shops, leisure and community facilities. putting developments that attract a large number of people, promoting more efficient use of land with higher densities and reducing the need to travel. This requires policies to achieve this.</p>
<p>Planning and Climate Change: Supplement to PPS1</p>	<p>To deliver sustainable development, and in doing so a full and appropriate response on climate change, regional planning bodies and all planning authorities should prepare, and manage the delivery of, spatial strategies that:</p> <ul style="list-style-type: none"> <li>-Make a full contribution to delivering Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability;</li> <li>-In providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions;</li> <li>-Deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car;</li> <li>-Secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion;</li> <li>-Conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change;</li> <li>-Reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and</li> <li>-Respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.</li> </ul>
<p>PPS 3: Housing (2006)</p>	<p>PPS3 sets out the national planning policy framework for delivering the Government's housing objectives.</p> <ul style="list-style-type: none"> <li>- High quality housing that is well-designed and built to a high standard.</li> <li>– A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.</li> <li>– A sufficient quantity of housing taking into account need and demand and seeking to improve choice.</li> <li>– Housing developments in suitable locations, which offer a good range of community facilities</li> </ul>

	<p>and with good access to jobs, key services and infrastructure.</p> <p>– A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate.</p>
Draft PPS4: Planning for Sustainable Economic Development	The new PPS sets out how planning bodies should, in the wider context of delivering sustainable development, positively plan for sustainable economic growth and respond to the challenges of the global economy, in their plan policies and planning decisions.
PPS 6: Planning for Town Centres (2005)	The aim is to promote the use of town centres and to increase the number and range of competitive shops and services in the town centre by improving existing centres. Transport is also very important so that people can get to and around the town centre. This requires policies to achieve this.
PPS 9: Biodiversity and Geological Conservation (2005)	<p>PPS 9 sets out that planning, construction, development and regeneration should have the least impacts on biodiversity and they should improve it wherever possible.</p> <p>The objectives are to:</p> <ul style="list-style-type: none"> <li>-Sustain, maintain, restore and enhance biodiversity and environmental resources.</li> <li>-Ensure appropriate assessment is made to protected sites of biological importance.</li> <li>-To accommodate biodiversity within new development, recognising the link between nature conservation and a sense of well-being in the community.</li> </ul>
PPS 10: Planning for Waste Management (2005)	<p>PPS 10 helps implement national waste strategy and provides a framework which allows sufficient for provision waste facilities to meet the needs of the whole community.</p> <p>This aims to reduce waste by making sure re-use/recycling facilities are in new developments, and to manage waste as near as possible to its place of production because transporting waste itself has an environmental impact.</p>
PPS 12: Local Spatial Planning (2008)	PPS12 explains what local spatial planning is, and how it benefits communities. It also sets out what the key ingredients of local spatial plans are and the key government policies on how they should be prepared. It should be taken into account by local planning authorities in preparing development plan documents and other local development documents.
PPG 13: Transport (2001)	PPG 13 aims to integrate transport and planning by promoting more transport choices to jobs, shopping, leisure facilities and services by public transport, cycling and walking and reducing the need to travel, especially by car. It requires developments that have a large number of trips to be in town centres close to major public transport, to use parking policies to reduce car use, to take the needs of disabled people into account and to improve design, to reduce crime and improve community safety.

PPG 15: Planning and the Historic Environment (1994)	PPG15 provides policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. It explains the role played by the planning system in their protection.
PPG 16: Archaeology and Planning (1990)	PPG 16 sets out policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.
PPG 17: Planning for Open Space, Sport and Recreation (2002)	<p>PPG 17 sets local standards for open space, including both extra provision requirements and standards for existing facilities.</p> <ul style="list-style-type: none"> <li>-Maintain an adequate supply of Open Space by protecting existing facilities (including playing fields), using development opportunities to improve open space and associated facilities, prevent the loss of quality of open space, better management of open space.</li> <li>-New open space should taken into account; accessibility, contribute to town centre vitality, improve the quality of public realm, provision of open space in commercial areas, safety, meet regeneration needs, social inclusion and needs of tourists.</li> <li>-Use planning obligations to alleviate local deficiencies; particularly where quality and/ or quantity is threatened and where local needs are increasing through additions to housing stock.</li> </ul>
PPS 22: Renewable Energy (2004)	PPS 22 sets out objectives to reduce carbon dioxide emissions by 60% by 2050, and to keep reliable and efficient energy supplies. The development of renewable energy sources needs to be linked to improvements in energy efficiency. Local planning authorities should adhere to a set of key principles in their approach to planning for renewable energy
PPS 23: Planning and Pollution Control (2004)	PPS 23 is intended to complement the pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000. PPS 23 works towards minimising the levels of pollution caused by development. The guidance states that LDDs should set out the criteria against which applications for potentially polluting developments will be considered.
PPG 24: Planning and Noise (1994)	PPG24 guides local authorities on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise. It also advises on the use of conditions to minimise the impact of noise.
PPS 25: Development and Flood Risk (2006)	PPS25 sets out Government policy on development and flood risk. It's aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate

	<p>development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.</p> <p>The following needs to be taken into account;</p> <p><b>Appraising Risk</b></p> <ul style="list-style-type: none"> <li>• identifying land at risk and the degree of risk of flooding from river, sea and other sources in their areas;</li> <li>• preparing Regional Flood Risk Appraisals (RFRAs) or Strategic Flood Risk Assessments (SFRAs) as appropriate, as free-standing assessments that contribute to the Sustainability Appraisal.</li> </ul> <p><b>Managing risk</b></p> <ul style="list-style-type: none"> <li>• framing policies for the location of development which avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change;</li> <li>• only permitting development in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding;</li> </ul> <p><b>Reducing risk</b></p> <ul style="list-style-type: none"> <li>• safeguarding land from development that is required for current and future flood management</li> <li>• reducing flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS);</li> <li>• using opportunities offered by new development to reduce the causes and impacts of flooding e.g. surface water management plans; making the most of the benefits of green infrastructure for flood storage, conveyance and SUDS; re-creating functional floodplain; and setting back defences</li> </ul>
<p>Planning Circular 01/06 (ODPM): Planning for Gypsy and Traveller Caravan Sites (2006)</p>	<p>This circular provides updated guidance on the planning aspects of finding sites for Gypsies and Travellers and how local authorities and Gypsies and Travellers can work together to achieve that aim</p>

Biodiversity – The UK Action Plan (1994)	<p>The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources</p> <p>The first lists of Priority Species and Habitats were published by Government in 1995 as part of the UK Biodiversity Action Plan (UK BAP). They included over 300 species of which 11 were butterflies and 53 were moths.</p>
Department for Transport 10 Year Transport Plan (2000)	<p>This sets out a vision for the UK of how transport should be; it provides detailed analysis of historic and predicted use of different types of transport statistics and sets out spending priorities and investment plans for UK transport over the 10 years. The main aims are to tackle congestion and pollution by improving all types of transport - rail and road; public and private - in ways that increase choice. This is called integrated transport: looking at transport as a whole matching solutions to problems by assessing all the options. To do this the government thinks that the public and private sectors need to work more closely together to boost investment. New projects that do this should make transport better; safer; cleaner and quicker.</p>
By Design – Urban design in the planning system: towards better practice. DETR / CABI (2000)	<p>The aim of this guide is to promote high standards in urban 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.</p>
Urban White Paper 2001	<p>This aims to stop urban decline by linking up initiatives on housing, planning, education, transport and law and order issues. The ways to do this are good design, improving prosperity, providing good services and helping people to get involved in their communities.</p>
England Biodiversity (2002)	<p>England Biodiversity Strategy was published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to everybody's quality of life and wellbeing.</p> <p>The Strategy has five themes:</p> <p>Protecting the best wildlife sites.</p>

	<p>Promoting the recovery of declining species and habitats.  Embedding biodiversity in all sectors of policy and decision making.  Enthusing people  Developing the evidence base.</p> <p>An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of conserving England’s biodiversity is how the status of priority species and habitats is changing</p>
<p>Communities Plan - Sustainable Communities: Building for the Future (2003)</p>	<p>This aims to tackle housing supply in the South East, to improve poor housing quality, low demand in other parts of the country and the quality of public spaces and the local environment.</p>
<p>Guidance on Tall Buildings CABE and English Heritage (2003)</p>	<p>The aim is to ‘ensure that tall buildings are properly planned’. The document is for use as a basis for assessment for specific local projects in local policy and guidance preparation. The most important issues are making sure that tall buildings of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.</p>

<p>Securing the Future – UK Sustainable Development Strategy (2005)</p>	<p>This is the most important document for sustainability in the United Kingdom and sets out the national framework based on 4 themes:</p> <ul style="list-style-type: none"> <li>• social progress which recognises the needs of everyone;</li> <li>• effective protection of the environment;</li> <li>• prudent use of natural resources; and</li> <li>• maintenance of high and stable levels of economic growth and employment.</li> </ul> <p>It sets out the following ten guiding principles that set out the main issues that should be followed:</p> <ul style="list-style-type: none"> <li>• putting people at the centre;</li> <li>• taking a long term perspective;</li> <li>• taking account of costs and benefits;</li> <li>• creating an open and supportive economic system;</li> <li>• combating poverty and social exclusion;</li> <li>• respecting environmental limits;</li> <li>• the precautionary principle;</li> <li>• using scientific knowledge;</li> <li>• transparency: information; participation and access to justice;</li> <li>• making the polluter pay.</li> </ul>
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The UK Climate Change Programme (2006)	This Climate Change Programme seeks to ensure that the UK can make real progress by 2020 towards the long-term goal to reduce carbon dioxide emissions by 60 percent by 2050. The package of existing and new policy measures in the Programme are projected to reduce carbon dioxide emissions to 15-18 per cent below 1990 levels – the new measures saving 12 million tonnes of carbon by 2010.
Air Quality Strategy (2007)	The Strategy: sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Waste Strategy (2007)	<p>This new strategy builds on Waste Strategy 2000 (WS2000) and the progress since then but aims for greater ambition by addressing the key challenges for the future through additional steps.</p> <p>The Government's key objectives are to:</p> <ul style="list-style-type: none"> <li>• decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use;</li> <li>• meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020;</li> <li>• increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste;</li> <li>• secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and</li> <li>• get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.</li> </ul>
Future Water: The Government's Water Strategy for England (2008)	<p>The overarching aim of the new Water Strategy is: To improve standards of service and quality, through sustainable water management, whilst achieving a balance between environmental impacts, water quality of surface and ground waters, supply and demand, and social and economic effects.</p> <p>The intermediate outcomes are:</p> <ul style="list-style-type: none"> <li>• No deterioration in water quality in the environment, aiming for improvement to good ecological status by 2015, and improved biodiversity and ecology with increased value</li> </ul>

	<p>from sustainable recreation</p> <ul style="list-style-type: none"> <li>• Climate change mitigation and adaptation</li> <li>• Sustainable use of water resources with no essential supply interruptions during drought</li> <li>• High levels of drinking water quality</li> <li>• Fair, affordable and cost-reflective charges</li> </ul>
Sustainable Construction Strategy (2007)	<p>This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by:</p> <p>Providing clarity to business on the Government’s position by bringing together diverse regulations and initiatives relating to sustainability;</p> <p>Setting and committing to higher standards to help achieve sustainability in specific areas;</p> <p>Making specific commitments by industry and Government to take the sustainable construction agenda forward</p>
Energy White Paper (2007)	<p>The White Paper sets out the Government’s international and domestic energy strategy to respond to these changing circumstances, address the long term energy challenges we face and deliver our four energy policy goals</p> <p>to put ourselves on a path to cutting CO2 emissions by some 60% by about 2050, with real progress by 2020;</p> <p>to maintain the reliability of energy supplies;</p> <p>to promote competitive markets in the UK and beyond;</p> <p>to ensure that every home is adequately and affordably heated</p> <p>To deliver the Strategy, Government and industry have devised a set of overarching targets related to the ‘ends’ and ‘means’ of sustainable construction. The ‘ends’ relate directly to sustainability issues, such as climate change and biodiversity; the ‘means’ describe processes to help achieve the ‘ends’.</p>

UK Sustainable Procurement Action Plan (2007)	The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government which will strengthen delivery of these targets.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment. This includes historic buildings, areas and their setting; archaeology; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the areas local distinctiveness. The document is used when considering heritage values, how to assess their significance and manage successful change in the historic environment.
Department of Health: Next Step Review: High Quality Care for All (2008)	High Quality Care For All sets a new foundation for a health service that empowers staff and gives patients choice. It ensures that health care will be personalised and fair, include the most effective treatments within a safe system, and help patients to stay healthy.
Health inequalities: progress and next steps (2008)	This document outlines the Government's approach to hit the 2010 health inequalities Public Service Agreement targets, assessing what has and has not worked, and setting the direction of travel beyond 2010.
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)	This cross-government strategy is the first step in a sustained programme to support people to maintain a healthy weight. It will be followed by a public annual report that assesses progress, looks at the latest evidence and trends, and makes recommendations for further action.
Model Procedures for the Management of Contaminated Land- Environment Agency.	The Model Procedures for the Management of Land Contamination, CLR 11, have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination.  The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.
The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2008)	The Code for Sustainable Homes (the Code) was introduced to improve the overall sustainability of new homes by setting a single national standard within which the home building industry can design and construct homes to higher environmental standards and

	offers a tool for developers to differentiate themselves within the market. The Code also gives new homebuyers better information about the environmental impact of their new home and its potential running costs.
BREEAM (Building Research Establishment Environmental Assessment Method) (2008)	BREEAM addresses wide-ranging environmental and sustainability issues and enables developers and designers to prove the environmental credentials of their buildings. It: -uses a straightforward scoring system that is transparent, easy to understand and supported by evidence-based research -has a positive influence on the design, construction and management of buildings -sets and maintains a robust technical standard with rigorous quality assurance and certification

London	
The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2004 (2008)	The London Plan sets out the vision and a Spatial Development Strategy for London for the next 15-20 years. Three key themes 1. health of Londoners 2. equality of opportunity 3. Contribute to sustainable development. And six key objectives which are; 1. To accommodate London's growth within its boundaries without encroaching on open spaces. 2. To make London a better city for people to live in. 3. To make London a more prosperous city with strong and diverse economic growth. 4. To promote social inclusion and tackle deprivation and discrimination. 5. To improve London's accessibility. 6. To make London a more attractive, well-designed and green city.
A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)	This Framework has been developed by the London Sustainable Development Commission, appointed by the Mayor in May 2002 to advise on sustainability issues in the capital. It is the first Sustainable Development Framework for London. It sets out a Vision for the capital and a set of objectives to guide decision making. The Framework should be used to: -provide the context for policy development and decision-making;

	<ul style="list-style-type: none"> <li>-undertake sustainability appraisals of projects, plans and strategies;</li> <li>-monitor progress towards a more sustainable city.</li> </ul>
Sustainable Communities Plan for London: Building for the Future (2003)	This document is part of a national programme of action setting out how the Government intends to achieve sustainable communities in London. The main challenges for London are to accommodate growth and to reduce poverty and deprivation. To do this, the main aims are for more and better-designed and affordable homes, including homes for key workers. To improve public transport and other infrastructure to support the development of new and growing communities; to raise education standards and skill levels across the capital; to tackle crime, anti-social behaviour and the fear of crime.
Sustaining Success: The Mayor's Economic Development Strategy (2004)	<p>The Economic development Strategy objectives are to;</p> <ul style="list-style-type: none"> <li>• Support the delivery of the London Plan, to promote sustainable growth and economic development.</li> <li>• Deliver an improved and effective infrastructure to support London's future growth and development.</li> <li>• Deliver healthy, sustainable, high quality communities and urban environments.</li> <li>• Tackle barriers to employment.</li> <li>• Reduce disparities in labour market outcome between groups.</li> <li>• Address the impacts of concentrations of disadvantage,.</li> <li>• Address barriers to enterprise start-up, growth and competitiveness.</li> <li>• Maintain London's position as a key enterprise and trading location.</li> <li>• Improve the skills of the workforce.</li> <li>• Maximise the productivity and innovation potential of London's enterprises.</li> <li>• Ensure a coherent approach to marketing and promoting London.</li> <li>• Co-ordinate effective marketing and promotion activities across London.</li> <li>• Maintain and develop London as a top International destination and principal UK gateway for visitors, tourism and investment.</li> <li>• Work in partnership to deliver this action plan.</li> </ul>
London: Cultural Capital – Realising the potential of a world-class city. The Mayor's Culture Strategy (2004)	The main aims are to improve London as a world-class city of culture, creativity, access to culture and to make sure that Londoners get the best out of the cultural resources.
Connecting with London's Nature. The	The majors BAP sets out a number of policies which are;

<p>Mayor's Biodiversity Strategy (2002)</p>	<ul style="list-style-type: none"> <li>• The Mayor will work with partners to protect, manage and enhance London's biodiversity.</li> <li>• The Mayor recognises the unique role of the River Thames in London's history and in the lives of Londoners, and its value for transport, recreation, biodiversity and archaeology. In recognition of their importance, the Mayor has set up the concept of a Blue Ribbon Network for the Thames and London's waterways and the land alongside them.</li> <li>• This will establish principles concerning the use and management of the water and land beside it.</li> <li>• The Mayor will encourage and promote the management, enhancement and creation of green space for biodiversity, and promote public access and appreciation of nature.</li> <li>• The Mayor will promote the conservation and enhancement of London's farmland biodiversity.</li> <li>• The Mayor will seek to ensure that opportunities are taken to green the built environment within development proposals and to use open spaces in ecologically sensitive ways. This is particularly important in areas deficient in open spaces and in areas of regeneration.</li> <li>• The Mayor will promote local opportunities for regular direct contact with the natural world, through a variety of types of open space (such as allotments, community and cultural gardens, school grounds, environmental education centres and city farms, as well as informal wildlife areas).</li> <li>• The Mayor will promote environmental education, participation and training for all ages and across all sectors of London's society.</li> <li>• London's many species, and the landscapes where they are found, should be celebrated and promoted.</li> <li>• The Mayor supports the establishment and maintenance of partnerships at London wide and local levels to produce and implement Biodiversity Action Plans.</li> <li>• The Mayor will promote the reputation of London as a world centre of excellence for biodiversity conservation, working with London's world class organisations for greater influence globally and to learn from exemplary experience at home and abroad.</li> <li>• The Mayor will encourage the business community to play a major role in implementing the programme for conserving London's biodiversity.</li> <li>• The Mayor will encourage practices, and support existing effective initiatives, that reduce London's impact on biodiversity elsewhere.</li> <li>• The Mayor is committed to increasing the funding for biodiversity projects in London, and</li> </ul>
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	<p>wishes to ensure that major new development projects include provision for biodiversity.</p> <ul style="list-style-type: none"> <li>• Progress in conserving London's biodiversity should be measured with particular reference to the status of important species and habitats, and progress on proposed actions or targets.</li> </ul>
<p>Sounder City: The Mayors Ambient Noise Strategy (2004)</p>	<p>The aim of the Mayor's ambient noise strategy is a practical one – 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>Three key issues are:</p> <ol style="list-style-type: none"> <li>1. Securing good noise reducing road surfaces</li> <li>2. Securing a night aircraft ban across London</li> <li>3. Reducing noise through better planning and design of new housing</li> </ol>
<p>Cleaning London's Air, The Mayor's Air Quality Strategy (2002)</p>	<p>The Mayors aim is to minimise the adverse effects of air pollution on human health and to improve air quality to a level that everyone can enjoy, making London a more pleasant place in which to live, work and to visit.</p> <p>Key areas of work set out in the mayors Air Quality Strategy are;</p> <ul style="list-style-type: none"> <li>• Reducing pollution from road traffic by reducing the amount of traffic and reducing emissions from individual vehicles</li> <li>• Grants for cleaner vehicles</li> <li>• Reducing emissions from air travel</li> <li>• Sustainable buildings</li> <li>• Reducing pollution from industry and construction</li> </ul>
<p>Green Light to Clean Power. The Mayor's Energy Strategy (2004)</p>	<p>The Strategy's specific aims are:</p> <ul style="list-style-type: none"> <li>• Reducing London's contribution to climate change by minimising emissions of carbon dioxide from all sectors (commercial, domestic, industrial and transport) through energy efficiency, combined heat and power, renewable energy and hydrogen.</li> <li>• Helping to eradicate fuel poverty by giving Londoners, particularly the most vulnerable groups, access to affordable warmth.</li> <li>• Contributing to London's economy by increasing job opportunities and innovation in delivering sustainable energy, and improving London's housing and other building stock.</li> </ul> <p>The aim is to change energy provision and use by 2050 with a key target of CO<sub>2</sub> emissions reductions of more than 60% of those in 2000. The ways to achieve this are to reduce carbon</p>

	dioxide emissions through energy efficiency, renewable energy, using less energy and preventing fuel poverty where people cannot afford energy.
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)	<p>The Mayor's Municipal Waste Management Strategy sets out a number of policies and proposals to improve waste management in London including:</p> <ul style="list-style-type: none"> <li>• Ensuring that waste authorities look at maximising waste reduction, recycling and composting before considering energy recovery and disposal.</li> </ul> <p>Developing a 'Waste Reduction and Reuse Programme' for London.</p> <ul style="list-style-type: none"> <li>• Aiming to exceed the recycling and composting targets set by the Government for London's waste authorities.</li> <li>• Increasing recycling collections by waste authorities, with collections to be introduced wherever possible, and more types of materials to be collected including waste for composting.</li> <li>• Increasing bottle banks and recycling banks for other materials, so that everyone is close to facilities for recycling.</li> <li>• Increasing recycling facilities, with Civic Amenity sites turned into 'Reuse and Recycling Centres', making it easier for people to recycle a much wider range of things, including furniture, household goods, and green garden waste.</li> <li>• Encouraging new business ideas for recycling and looking at ways to increase the amount of products made from recycled material.</li> <li>• Planning for new and improved waste and recycling facilities in London.</li> <li>• Improving public awareness of waste issues including the need to reduce, reuse, recycle, and compost waste and also to buy recycled goods.</li> </ul>
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)	This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people.
Industrial Capacity Mayor's Supplementary Planning Guidance (2003)	The importance of integrating transport and industrial development is recognised in this document, with particular reference to improving linkages between rail connectivity and major distribution locations. It also provides guidance for freight requirements for Storage and Distribution functions.
Providing for Children and Young People's Play and Informal Recreation. Mayor's Supplementary Planning Guidance (2008)	This SPG aims to help those involved in planning local neighbourhoods to engage with young Londoners to deliver real improvements in the quality of play spaces. The Mayor wants to see a child-friendly London with inclusive, accessible, and safe play spaces that allow all young

	Londoners to engage in fun, positive, and healthy play and recreation in their own communities and throughout London.
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)	<p>This SPG:</p> <ul style="list-style-type: none"> <li>• provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan which relate to equalities issues and addressing the needs of London's diverse communities;</li> <li>• sets out some of the tools for promoting equality and diversity in planning processes;</li> <li>• highlights the spatial impacts of wider socio-economic issues such as poverty and discrimination in the planning context;</li> <li>• sets out overarching principles and the key spatial issues for planning for equality; and</li> <li>• examines in greater detail the spatial needs of London's diverse communities and identifies how spatial planning can be used to try and address these</li> </ul>
London View Management Framework. Mayor's Supplementary Planning Guidance (2007)	The London View Management Framework SPG provides guidance on the policies in the London Plan for the protection of strategically important views in London. The SPG explains how 26 views designated by the Mayor and listed in the London Plan are to be managed, and replaces the regional guidance in RPG3a (1991) relating to ten strategic views of St Paul's Cathedral and the Palace of Westminster. The same ten views identified in RPG3a, as well as an eleventh view from City Hall to the Tower of London, are now subject to new directions pertaining to 'Protected Vistas' issued by the Secretary of State for Communities and Local Government on 16 May 2007. The London Plan and the SPG represent a more comprehensive approach to managing the designated London views than under RPG3a.
Land for Transport Functions. Mayor's Supplementary Planning Guidance (2007)	The key aim of this SPG is to ensure that efficient and effective use of land for transport purposes is delivered in order to meet broader sustainability objectives. It provides more detailed guidance to boroughs, developers, operators and landowners on the specific land requirements needed to support different modes of transport. It also suggests how these requirements can be supported in boroughs' UDP/LDF policies.
London Plan Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)	London Plan Policy 4B.6 relates to sustainable design and construction and sets the context for this SPG. The SPG provides guidance on the way that the seven measures identified in the policy can be implemented to meet the London Plan objectives and therefore the SPG is structured around these seven factors.
Housing Mayor's Supplementary Planning Guidance (2005)	This SPG gives detailed guidance for boroughs on how to develop sites for housing and how to determine housing mix and density for any individual site. It emphasises that new

	developments should make the most effective and appropriate use of the land available, consistent with the principles of Sustainable Residential Quality.
London Remade Demolition Protocol Report (2005)	This describes how demolition recycle can be recovered with maximum value and how this can be provided as a high quality recycled material in new builds.
English Heritage's Heritage at Risk- London 2008	Identifies listed buildings at risk from neglect, decay, under-use or redundancy in London.
Thames Region Catchment Flood Management Plan	This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. It is based on extensive research into the catchment characteristics of the region and the options available for managing the risk to people, properties and the environment. It takes into account the likely impacts of climate change and the plans for future development.
Thames River Basin Management Plan	The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) by 2009 to promote the concept of sustainable water management. Their aims are: <ul style="list-style-type: none"> <li>· To safeguard the sustainable use of water</li> <li>· To protect and restore the status of aquatic ecosystems</li> <li>· To improve aquatic environments by the reduction of hazardous substances</li> <li>· To reduce groundwater pollution; and</li> <li>· To help mitigate the effects of flood and droughts</li> </ul>
Regional Flood Risk Appraisal	In June 2007 the Mayor published the draft Regional Flood Risk Appraisal (RFRA) for the London Plan, for public consultation.  The RFRA examines the nature and implication of flood risk in London and how the risk should be managed.
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)	Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills.

Draft Water Resource Management Plan (Thames Water Utilities) 2008	Sets out how demand for water is balanced against the supply over the next 25-year period.
Our Plans for Water (Thames Water Utilities) 2008	A five-year Plan which sets out proposals to maintain and improve services during the period 2010 to 2015.
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008	Thames Water Utilities Ltd. (Thames Water) has developed high-level strategic proposals for sludge management/disposal in our region for the 25 years to 2035. The decision to carry out the strategy development was taken for the following reasons: (1) to provide a broad framework for the specific investment proposals, particularly in the period 2010-2015 for the periodic review of our charges in 2009, and (2) to review the appropriateness of the current strategy (i.e. wherever possible recycle sludge to land) going forward, given the increasing costs and regulatory/other constraints arising from this outlet.
Thames Corridor Catchment Abstraction Management Strategy (CAMS)	This guidance on designing developments in a changing climate was published by the Greater London Authority in November 2005. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance.
Adapting to Climate Change: A checklist for development (2005)	This guidance on designing developments in a changing climate was published by the Greater London Authority. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance
Living Well in London: The Mayor's draft Health Inequalities Strategy (2008)	The strategy sets out the Mayor's framework to reduce health inequalities in the capital. Key aims of the strategy include encouraging physical activity, supporting long-term investment to reduce poverty, improving access to primary care and NHS services, supporting individuals to make healthier choices and promoting well being in the workplace.
NHS London: Strategic Plan (2008)	A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services.

Healthcare for London: A Framework for Action (2007)	Healthcare for London: A Framework for Action presents a powerful vision of how different healthcare in London could be - safer, more accessible, higher quality – and of how much healthier Londoners could become. Its recommendations include innovation and challenge in equal measure.
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Local	
London Borough of Southwark: Community Strategy 2006-16	The Community Strategy is prepared by Southwark Alliance (the local strategic partnership) and sets out a vision and priorities for the Borough from 2006 to 2016. The vision is 'the belief of making Southwark a better place to live, to learn, to work and have fun'. This was developed in consultation with the local community. The strategy seeks to improve life in Southwark by: tackling poverty, making Southwark cleaner and greener; cutting crime and fear of crime; raising standards in our schools; and improving the health of the borough.
Southwark's Unitary Development Plan (2007)	This sets out planning policies and proposals to guide development in the Borough until 2016.
Southwark Local Implementation Plan (LIP)	This sets out how Southwark will improve transport. There are many plans making up this large document. These are: road safety, school travel plan, parking and enforcement, walking, and cycling. The main aims are to improve access to transport, increase safety, improve transport facilities, and increase integration of different types of transport.
Southwark Waste Management Strategy: 2003 – 2021	This sets out our programme for achieving the waste management targets set out in the GLA Waste Management Strategy.
London Borough of Southwark: Enterprise Strategy: 2005 – 2016	This aims to: to build an entrepreneurial culture; retain and support existing businesses and promote inward investment; enhance enterprise opportunities in the key business districts and town centres; and promote a safe, high quality and accessible environment for businesses.
London Borough of Southwark: Employment Strategy: 2005 – 2016	This sets out an action plan to improve access to employment for disadvantaged communities in Southwark by removing barriers to employment particularly for people with disabilities, those claiming incapacity benefits/income support claimants, lone parents, black and ethnic minorities, young people and people aged 50 and over.
London Borough of Southwark Contaminated Land Strategy (2001)	This document establishes a programme to identify contaminated land and water in Southwark, and to facilitate its remediation according to UK National Regulations.
London Borough of Southwark Biodiversity	This 'toolkit' provides information and guidance on protecting, managing and promoting key

Action Plan	wildlife habitats and species within London.
London Borough of Southwark Air Quality Management and Improvement Plan	This document delivers the National Air Quality Strategy for Air Quality Management Areas (AQMA). Rotherhithe is within an AQMA.
Southwark Housing Strategy 2005- 2010	This aims to: improve the quality of all homes and neighbourhoods; increase the supply of housing, in particular affordable housing; reduce homelessness and improve the standard of temporary accommodation; improve the quality of life for vulnerable people through housing support and deliver community-focused services;
London Borough of Southwark Crime and Drugs Strategy 2005 - 2008	This sets out a strategy for co-ordinating the statutory agencies response to reduce crime levels and improve perception of public safety and sets crime reduction targets.
London Borough of Southwark Climate Change and Sustainability Strategy (Emerging)	This document sets a strategic direction for climate change strategies in the Borough with targets.
London Borough of Southwark Open Spaces Strategy, 2003	The vision of the strategy is to: “develop the extent and quality of public open spaces in Southwark in order to accelerate regeneration, encourage social inclusion, improve community health, enhance biodiversity, provide educational opportunities and enhance the quality of life of those people who live, work and visit the borough.”
Parks and Public Spaces Strategy, February 2006	The Parks and Public Spaces Strategy relates to the management of parks and open space provision in the borough. It includes a series of action points, including continuing to develop open space projects in development areas, with emphasis on Elephant and Castle and Rotherhithe. The report to council on the Parks and Public Spaces Strategy recognised the recommendations of the Southwark Open Spaces Strategy in respect of planning policy.
London Borough of Southwark Tourism Strategy 2005-2010	The new tourism strategy has updated and expanded guidelines for development and promotion of tourism. This is making sure that Southwark is benefiting from the £8 billion generated in London each year from tourism.
London Borough of Southwark, Children and Young People’s Plan 2006/7-2008/9	This strategy provides a plan for all local services affecting children and young people in Southwark. The aims in the next three years are: improved literacy and numeracy; more things to do; less crime against children and young people; fewer teenagers getting pregnant; and a reduction in the rate of increase of children who are obese.
London Borough of Southwark School Organisation Plan and Education Development Plan	This aims to: raise levels of educational achievement; to respond to technological, economic and social change by more people of all ages learning; improve the efficiency and effectiveness of schools and the councils education services; develop partnerships to improve learning opportunities, promote equality of opportunity and combat social exclusion; and to put

	<p>education at the heart of the regeneration.</p> <p>The Schools Organisation Plan has now been largely replaced by the Southwark Schools for the Future Programme. This is part of a national initiative to rebuild schools to provide excellent facilities for education. This does not include higher education.</p>
Southwark Alliance, Neighbourhood Renewal Strategy 2002 – 2004	This sets out how the council and partners will aim to address poverty and social exclusion to life for people within the most deprived neighbourhoods in Southwark.
Southwark Conservation Area Appraisals	<p>The government requires all councils to produce appraisals for the conservation areas in their borough. Conservation area appraisals are intended to: Provide an analysis and account of the area; Explain why it is considered to be of special architectural or historic interest; Give a clear indication of our approach to its preservation and enhancement.</p> <p>They are also used by us in assessing the design of development proposals.</p>
Southwark Archaeology Priority Zones	Southwark Council has policies to protect the borough's archaeology. The policy identifies seven archaeological priority zones (APZs). When development proposals are submitted for these areas, the archaeology officer conducts initial appraisals to assess the archaeological implications and ensures that any necessary investigations take place
Southwark adopted Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs)	<p>Supplementary planning documents (SPDs) and supplementary guidance documents (SPGs) are used to provide more information and guidance on the policies in the development plan. They can be based on certain topics such as transport or design, or they can be specific to certain places such as Canada Water or Dulwich.</p> <p>Southwark has several SPDs and SPGs which provide additional information on the policies in the Southwark Plan (UDP).</p>
London Borough of Southwark Retail capacity study 2009 (February 2009)	<p>The study considers:</p> <ul style="list-style-type: none"> <li>The vitality and viability of Southwark's existing town centres</li> <li>The extent to which Southwark centres are fulfilling their role in meeting the retailing needs of the borough</li> <li>The need for further retail development during the LDF period, and possible scenarios for meeting any identified need for additional retail floorspace</li> </ul>

London Borough of Southwark Employment Land Study (2009)	The study identifies key areas for employment growth in Southwark
London Borough of Southwark Strategic Flood Risk Assessment (SFRA) (February 2008)	A Strategic Flood Risk Assessment (SFRA) has been prepared to ensure that flood risk is taken into account and minimised in all new developments. The SFRA sets out the level of flood risk in different areas of the borough. This will help plan for new developments and assist in the determination of planning applications.
Southwark PCT Commissioning Strategy Plan 2009-2012 (2007)	This Commissioning Strategy Plan sets out what the PCT are aiming to achieve and the role that 'commissioning' plays within that. 'Commissioning' describes the process by which the PCT determines health needs and priorities, reviews services, redesign's care pathways and purchases healthcare services from various providers within an allocated budget to meet these needs and priorities. Southwark PCT carries out the commissioning process on behalf of the local population.
Southwark PCT Asset Management Strategy (2006)	This strategy sets out the vision for the health and social care estate in Southwark 2021.
Canada Water Masterplan (2005)	The masterplan sets out a vision for the future of Canada Water and explains how this vision will be achieved.
Canada Water SPG (2005)	The SPG sets out a vision for the future of Canada Water and explains how this vision will be achieved.

## APPENDIX 4

### Comparison of Sustainability Objectives

#### Sustainability Objectives

- SDO 1 To tackle poverty and encourage wealth creation
- SDO 2 To improve the education and skill of the population
- SDO 3 To improve the health of the population
- SDO 4 To reduce the incidence of crime and the fear of crime
- SDO 5 To promote social inclusion, equality, diversity and community cohesion
- SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening
- SDO 7 To improve the air quality in Southwark
- SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur
- SDO 9 To reduce the use of water, source water as locally as possible and protect water quality
- SDO10 To maintain and enhance the quality of soils
- SDO11 To protect and enhance the look and character of places
- SDO12 To protect and enhance the historic value of places
- SDO13 To protect and improve open spaces, green corridors and Biodiversity
- SDO14 To reduce vulnerability to flooding
- SDO15 To provide everyone with the opportunity to live in a decent home
- SDO16 To increase walking, cycling, public transport and reduce car journeys

#### Canada Water AAP Objectives

##### *Shopping: A genuine town centre and neighbourhood hubs*

- S1: To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network; which enhances the setting of Canada Water basin; and which has a range of shops, restaurants, community and leisure facilities within mixed use developments.
- S2 To ensure that the wider peninsula has access to convenient local facilities to meet day-to-day needs.

##### *Transport: Improved connections*

- T1 To use a range of measures, public transport improvements, green travel plans and road improvements to ease the impact of new development on the transport network and services.
- T2 To make the area more accessible, particularly by sustainable types of transport including walking, cycling and travelling by public transport.
- T3 To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities

*Leisure: a great place to visit, to relax in and have fun*

L1 To make the area known for its excellent leisure and entertainment facilities.

L2 To promote arts, culture and tourism in the area.

*Places: Better and safer streets, squares and parks*

P1 To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character and which enhance the area's green spaces and heritage, especially the River Thames, the docks and the parks to create a distinctive sense of place.

P2 To create an attractive, safe, and secure public realm.

P3 To link the docks, River Thames and parks in a network of open spaces which have a variety of functions, including informal recreation and children's play facilities, provision for sports and nature conservation.

P4 To reduce the impact of development on the environment and help tackle climate change, pollution and waste.

*Homes: High quality homes*

H1 To create a mixed community through the provision of high quality homes with a range of tenure and sizes, and particularly larger homes which are suitable for families.

H2 To focus higher densities in the areas with good access to public transport and in the town centre.

*Community: Enhanced social and economic opportunities*

C1 To provide enhanced educational, health and community facilities which meet the needs of the growing population.

C2 To provide more local employment opportunities.

Compatibility Matrix		Canada Water AAP Objectives																	
		S1	S2	T1	T2	T3	L1	L2	P1	P2	P3	P4	H1	H2	C1				C2
<b>Sustainability Objectives</b>																			
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	0	✓	0	✓	✓	✓	✓	✓	0	✓	✓	✓	✓				
SDO 2 To improve the education and skill of the population	✓	✓	0	0	0	0	?	0	0	0	0	0	0	0	✓	✓			
SDO 3 To improve the health of the population	✓	0	✓	✓	✓	✓	?	0	✓	✓	✓	✓	✓	✓	✓	✓			
SDO 4 To reduce the incidence of crime and the fear of crime	✓	0	✓	✓	✓	?	?	✓	✓	?	0	✓	✓	0	0	0			
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	✓			
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	?	?	✓	✓	?	?	?	?	0	0	✓	?	?	?	?	0			
SDO 7 To improve the air quality in Southwark	?	?	✓	✓	?	?	?	?	✓	✓	✓	?	?	?	?	0			
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	?	0	0	0	0	?	?	?	0	0	✓	?	?	?	?	0			
SDO 9 To reduce the use of water, source water as locally as possible and protect water quality	?	0	0	0	0	?	?	?	0	0	✓	?	?	?	?	0			
SDO 10 To maintain and enhance the quality of soils	?	0	0	0	0	0	0	?	0	✓	✓	?	0	?	?	0			
SDO 11 To protect and enhance the look and character of places	✓	✓	?	?	✓	?	✓	✓	✓	✓	✓	✓	✓	?	?	?	0		
SDO 12 To protect and enhance the historic value of places	?	0	0	0	0	?	✓	✓	✓	✓	0	?	?	?	?	0			
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	0	?	?	0	✓	✓	✓	✓	✓	?	?	?	?	?	0			
SDO 14 To reduce vulnerability to flooding	?	0	0	0	0	0	0	?	?	✓	✓	?	?	?	?	0			
SDO 15 To provide everyone with the opportunity to live in a decent home	0	0	0	0	0	0	0	0	0	0	0	✓	✓	0	0				
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	✓	?	?	✓	✓	✓	✓	✓	✓	?	✓				
																<b>Key</b>	✓	compatible	
																	✗	incompatible	
																	0	no significant link	
																	?	dependent on implementation	

## Commentary of results

<b>S1</b>	<b>To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network; which enhances the setting of Canada Water basin; and which has a range of shops, restaurants, community and leisure facilities within mixed use developments.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change and adapt to climate change that is already happening</b>
?	The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste that does occur</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To reduce the use of water, source water as locally as possible and protect water quality</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO10</b>	<b>To maintain and enhance quality of soils</b>
?	New developments should seek to maintain or enhance soil quality
<b>SDO12</b>	<b>To protect and enhance the historic value of places</b>
?	The impact of new development on the historic environment will be assessed through individual planning applications
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>S2</b>	<b>To ensure that the wider peninsula has access to convenient local facilities to meet day-to-day needs.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change and adapt to climate change that is already happening</b>
?	If new local shopping facilities are provided, car parking should be minimised to ensure that this does not lead to more cars on the roads as this would have a negative impact on climate change
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	If new local shopping facilities are provided, car parking should be minimised to ensure that this does not lead to more cars on the roads as this would have a negative impact on air quality
<b>T1</b>	<b>To use a range of measures, public transport improvements, green travel plans and road improvements to ease the impact of new development on the transport network and services.</b>
<b>SDO11</b>	<b>To protect and enhance the look and character of places</b>

?	If road improvement measures are designed effectively they can improve the look of places
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	If open spaces and green corridors are used to improve the transport network this will have a positive impact. Green corridors and public footpaths could be included in green travel plans.
<b>T2</b>	<b>To make the area more accessible, particularly by sustainable types of transport including walking, cycling and travelling by public transport.</b>
<b>SDO11</b>	<b>To protect and enhance the look and character of places</b>
?	If more sustainable measures of transport are promoted this may result in more attractive walkways and cycleways therefore improving the look of the area
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	If more sustainable measures of transport incorporate green links and corridors this will help to protect and improve open spaces and biodiversity.
<b>T3</b>	<b>To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change and adapt to climate change that is already happening</b>
?	If car parking is shared effectively and more sustainable methods of transport are promoted in the area this may reduce the amount of cars in the area which would have a positive impact on climate change.
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	If car parking is shared effectively and more sustainable methods of transport are promoted in the area this may reduce the amount of cars in the area which would have a positive impact on air quality.
<b>L1</b>	<b>To make the area known for its excellent leisure and entertainment facilities.</b>
<b>SDO4</b>	<b>To reduce the incidence of crime and the fear of crime</b>
?	If more people are in the area in the evening to use the entertainment and leisure facilities this may reduce crime and fear of crime although the design of new facilities and spaces will also have an impact on crime
<b>SDO6</b>	<b>To reduce contributions to climate change and adapt to climate change that is already happening</b>
?	The impact of new leisure and entertainment facilities on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste that does occur</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To reduce the use of water, source water as locally as possible and protect water quality</b>
?	New developments will need to demonstrate efficient use of water

<b>SDO11</b>	<b>To protect and enhance the look and character of places</b>
?	If new facilities are designed effectively this will improve the look and character of the area
<b>SDO12</b>	<b>To protect and enhance the historic value of places</b>
?	If new facilities enhance the historic environment this will have a positive impact on this objective
<b>SDO16</b>	<b>To increase walking, cycling, public transport and reduce car journeys</b>
?	New leisure facilities should ensure that sustainable modes of transport are promoted by minimising car parking and preparing green travel plans.
<b>L2</b>	<b>To promote arts, culture and tourism in the area</b>
<b>SDO2</b>	<b>To improve the education and skill of the population</b>
?	This may create new jobs for local people so local skills are improved. Facilities may also link to local schools to offer educational training and events.
<b>SD03</b>	<b>To improve the health of the population</b>
?	If tourism links with leisure activities this could improve the health of the population e.g. creation of a walking or cycling tourist trail in the area
<b>SD04</b>	<b>To reduce the incidence of crime and the fear of crime</b>
?	This may increase the amount of people in the area at night therefore reducing crime and fear of crime. This depends on what type of facilities are introduced, their opening hours and their design.
<b>SDO6</b>	<b>To reduce contributions to climate change and adapt to climate change that is already happening</b>
?	Any new arts, cultural or tourist facilities should ensure that sustainable modes of transport are promoted. This will reduce car use and reduce contributions to climate change.
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste that does occur</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To reduce the use of water, source water as locally as possible and protect water quality</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO16</b>	<b>To increase walking, cycling, public transport and reduce car journeys</b>
?	Any new arts, cultural or tourist facilities should ensure that sustainable modes of transport are promoted by minimising car parking and preparing green travel plans.

<b>P1</b>	<b>To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character and which enhance the area's green spaces and heritage, especially the River Thames, the docks and the parks to create a distinctive sense of place.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change and adapt to climate change that is already happening</b>
?	Any new buildings should ensure that sustainable modes of transport are promoted. This will reduce car use and reduce contributions to climate change. Energy efficiency measures should also be incorporated into the design.
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new buildings on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste that does occur</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To reduce the use of water, source water as locally as possible and protect water quality</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO10</b>	<b>To maintain and enhance quality of soils</b>
?	New developments should seek to maintain or enhance soil quality
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>P2</b>	<b>To create an attractive, safe, and secure public realm.</b>
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	In order for the public realm to be secure flood risk must be appropriately addressed in the design of new developments. The provision of grassed areas in the public realm can help to reduce surface water run-off and therefore reduce flood risk.
<b>P3</b>	<b>To link the docks, River Thames and parks in a network of open spaces which have a variety of functions, including informal recreation and children's play facilities, provision for sports and nature conservation.</b>
<b>SDO4</b>	<b>To reduce the incidence of crime and the fear of crime</b>
?	The design of open spaces, recreation and children's play facilities can have an impact on crime and fear of crime. If these areas are well used it can reduce crime and the fear of crime.
<b>P4</b>	<b>To reduce the impact of development on the environment and help tackle climate change, pollution and waste.</b>
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	If measures are incorporated into new developments to improve biodiversity e.g. green roofs, this will have a positive impact on climate change

<b>H1</b>	<b>To create a mixed community through the provision of high quality homes with a range of tenure and sizes, and particularly larger homes which are suitable for families.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change and adapt to climate change that is already happening</b>
?	The impact of new housing developments on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste that does occur</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To reduce the use of water, source water as locally as possible and protect water quality</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO10</b>	<b>To maintain and enhance quality of soils</b>
?	New developments should seek to maintain or enhance soil quality
<b>SDO12</b>	<b>To protect and enhance the historic value of places</b>
?	The impact of new development on the historic environment will be assessed through individual planning applications
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>H2</b>	<b>To focus higher densities in the areas with good access to public transport and in the town centre.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change and adapt to climate change that is already happening</b>
?	The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste that does occur</b>
?	New developments will need to minimise waste during construction and in operation
<b>SDO9</b>	<b>To reduce the use of water, source water as locally as possible and protect water quality</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO12</b>	<b>To protect and enhance the historic value of places</b>

?	The impact of new development on the historic environment will be assessed through individual planning applications
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>C1</b>	<b>To provide enhanced educational, health and community facilities which meet the needs of the growing population.</b>
<b>SDO6</b>	<b>To reduce contributions to climate change and adapt to climate change that is already happening</b>
?	The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
<b>SDO7</b>	<b>To improve the air quality in Southwark</b>
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
<b>SDO8</b>	<b>To avoid waste and maximise, reuse or recycle waste that does occur</b>
?	New developments will need to minimise waste during construction and when complete
<b>SDO9</b>	<b>To reduce the use of water, source water as locally as possible and protect water quality</b>
?	New developments will need to demonstrate efficient use of water
<b>SDO10</b>	<b>To maintain and enhance the quality of soils</b>
?	New developments should seek to maintain or enhance soil quality
<b>SDO11</b>	<b>To protect and enhance the look and character of places</b>
?	The design of new facilities will impact on the look and character of the area
<b>SDO12</b>	<b>To protect and enhance the historic value of places</b>
?	The impact of new development on the historic environment will be assessed through individual planning applications
<b>SDO13</b>	<b>To protect and improve open spaces, green corridors and biodiversity</b>
?	The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
<b>SDO14</b>	<b>To reduce vulnerability to flooding</b>
?	The design of new developments will need to mitigate the risk of flooding
<b>SDO16</b>	<b>To increase walking, cycling, public transport and reduce car journeys</b>
?	New facilities should minimise car parking and promote sustainable modes of transport

### Coverage of SA Objectives

Objective	Environmental	Social	Economic
SDO 1		✓	✓
SDO 2		✓	✓
SDO 3	✓	✓	✓
SDO 4	✓	✓	✓
SDO 5		✓	
SDO 6	✓	✓	✓
SDO 7	✓	✓	✓
SDO 8	✓		✓
SDO 9	✓	✓	✓
SDO 10	✓	✓	✓
SDO 11	✓	✓	✓
SDO 12	✓	✓	✓
SDO 13	✓	✓	✓
SDO 14	✓	✓	✓
SDO 15		✓	✓
SDO 16	✓	✓	✓

Most of the objectives cover environmental, social and economic issues, either directly or indirectly. For example, Sustainability Objective 6 is directly aimed at reducing the impact of carbon dioxide emissions on the environment. However, there will also be social and economic benefits as more sustainable transport choices are being encouraged to encourage energy efficiency which in turn can have a positive impact on the health and quality of life of residents.

## **APPENDIX 5**

### **Appraisal Matrixes**

#### **Compatibility of the Canada Water Preferred Options with sustainability objectives**

The following matrices appraise the sustainability of each policy included in the Canada Water AAP Preferred Options paper, June 2009. The matrices provide details of the assessment of the policies that have been produced for public consultation in order to assist in the consideration of the impact of each policy on the sustainability objectives. This appraisal will also assist in the drafting the publication/submission version, which represents the next stage in the planning process.

The assessment involves the appraisal of the Canada Water Preferred Options against the Sustainability Appraisal objectives developed in the scoping document.

Positive, negative, uncertain and insignificant effects are considered. Where potential sustainability issues arise these are discussed in more detail in the supporting tables. This approach is designed to be iterative, with the option being refined following public consultation and taking account of the findings of the Sustainability Appraisal.

**Sustainability Appraisal of Canada Water AAP: Preferred Options (see next page)**

Sustainability Objectives	Canada Water AAP: Preferred Options Policies																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	?	✓	✓	✓	✓	✓	✓
SDO 2 To improve the education and skill of the population	✓	✓	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓
SDO 3 To improve the health of the population	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
SDO 4 To reduce the incidence of crime and the fear of crime	?	✓	✓	✓	✓	✓	✓	✓	✓	?	✓	?	✓	✓	✓	✓	-	✓	✓	-	✓	-	✓
SDO 5 To promote social inclusion, equality, diversity and community	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
SDO 6 To reduce contributions to climate change	x	?	✓	✓	✓	✓	✓	✓	✓	✓	x	?	?	✓	?	✓	✓	x	x	x	✓	x	x
SDO 7 To improve the air quality in Southwark	x	?	✓	✓	✓	✓	✓	✓	✓	✓	x	✓	?	✓	?	✓	✓	x	x	x	✓	x	x
SDO 8 To avoid waste and maximise, reuse or recycle waste that does	x	?	-	?	?	-	-	-	-	-	x	?	?	✓	?	-	-	x	x	x	✓	x	x
SDO 9 To reduce the use of water and source water as locally as possible	x	?	-	?	-	-	-	-	✓	✓	x	?	?	✓	?	?	-	x	x	x	✓	x	x
SDO 10 To maintain and enhance soil	-	-	-	-	-	✓	-	-	-	-	?	?	?	?	?	✓	-	?	?	?	✓	?	?
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?
SDO 12 To protect and improve the historic value of places	-	-	✓	?	✓	✓	-	-	-	✓	✓	?	✓	✓	✓	✓	?	?	?	?	?	?	?
SDO 13 To protect and improve open spaces, green corridors and	-	-	-	-	?	✓	-	✓	✓	✓	✓	?	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
SDO 14 To reduce vulnerability to flooding	?	?	-	?	-	✓	-	-	✓	✓	?	?	?	✓	?	✓	-	x	?	x	?	x	?
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	?	✓	?	✓	-	?	?	?	✓	?	✓

- Policy 1 Shopping in the town centre
- Policy 2 Cafes and restaurants in the town centre
- Policy 3 Important shopping parades
- Policy 4 Small scale shops, cafes and restaurants outside the town centre
- Policy 5 Markets
- Policy 6 Walking and cycling
- Policy 7 Public transport
- Policy 8 The road network
- Policy 9 Parking for town centre uses
- Policy 10 Parking for residential development in the core area
- Policy 11 Leisure and entertainment
- Policy 12 Sports facilities
- Policy 13 Arts, culture and tourism
- Policy 14 Design principles for the town centre
- Policy 15 Building heights in the core area
- Policy 16 Open spaces
- Policy 17 Energy
- Policy 18 Housing
- Policy 19 Jobs and business space
- Policy 20 Schools
- Policy 21 Young people
- Policy 22 Health
- Policy 23 Community facilities

<b>Key</b>	✓✓	major positive
	✓	minor positive
	xx	major negative
	x	minor negative
	-	uncertain
	?	no significant impact

## Summary of Findings

In total, there are seven SDOs that show potential minor negative impacts in relation to the Preferred Options. These are:

- SDO 5 To promote social inclusion, equalities, diversity and community cohesion in relation to Policy 10: Parking for residential development in the core area. This has shown a minor negative impact in the short term as restricting car parking for new residential developments may not prove to be popular with new residents, particularly families with children and elderly people. This could lead to problems in achieving community cohesion and promoting equalities and diversity. The issue could be exacerbated by the fact that existing residential developments in the core area do have car parking. However this policy is justified by the existing traffic congestion in the area and the fact that the area is well linked to public transport. In order to regenerate the area and allow the provision of new shopping and community facilities and increase walking, cycling and public transport, car journeys must be reduced. All new residential developments will still be required to provide one parking space for every wheelchair accessible residential unit.
- SDO6 To reduce contributions to climate change and adapt to climate change that is already happening in relation to the following policies:  
Policy 1 Shopping in the town centre  
Policy 11 Leisure and entertainment  
Policy 18 Housing  
Policy 19 Jobs and business space  
Policy 20 Schools  
Policy 22 Health  
Policy 23 Community facilities  
The reason that the policies scored negatively is due to the fact that they add new development to the area, potentially increasing road traffic, energy use and CO2 emissions, which could result in increased contributions to climate change. However development is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore all new development will be required to reduce energy use and maximise energy efficiency through design as well as minimising car parking and promoting more sustainable modes of travel (targets in AAP Policy 17 Energy, Sustainable Design and Construction SPD and Sustainable Transport SPD).
- SDO7 To improve the air quality in Southwark in relation to the following policies:  
Policy 1 Shopping in the town centre  
Policy 11 Leisure and entertainment  
Policy 18 Housing  
Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that these policies scored negatively is because they add new development to the area and therefore will potentially increase road traffic and energy use and CO2 emissions, resulting in reduced air quality. However development is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore all new development will be required to reduce energy use and maximise energy efficiency through design as well as minimising car parking and promoting more sustainable modes of travel (targets in AAP Policy 17 Energy, Sustainable Design and Construction SPD and Sustainable Transport SPD).

- SDO8 To avoid waste and maximise, reuse or recycle waste that does occur in relation to the following policies:

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that these policies scored negatively is due to the fact that they add new development to the area and therefore will increase the amount of waste generated in the area. However development is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore all new development will be required to minimise the amount of waste generated and recycle waste (Sustainable Design and Construction SPD).

- SDO 9 To reduce the use of water and source water as locally as possible and protect water quality in relation to the following policies;

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that these policies scored negatively is due to the fact that they add new development to the area and therefore will increase the amount of water used. However development is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore all new development will be required to minimise the amount of water used (Sustainable Design and Construction SPD).

- SDO 12 To protect and improve the historic value of places in relation to the following policy;  
Policy 17 Energy  
This policy scored negatively as it aims to promote sustainable energy use and this could potentially incorporate renewable energy sources such as solar panels or wind turbines. However these technologies may not be appropriate for development in conservation areas or in close proximity to listed buildings. In such cases the impact of incorporating renewable energy technologies will be assessed by individual planning applications.
- SDO 14 To reduce vulnerability to flooding in relation to the following policies;  
Policy 18 Housing  
Policy 20 Schools  
Policy 22 Health  
The policies scored negatively against this objective as it aims to reduce vulnerability to flooding. However the AAP area is in an area at high risk of flooding and the development of new housing, schools and health facilities in the area means that vulnerable people (the elderly and young children) are at risk. This will need to be mitigated through the design of the developments, in consultation with the Environment Agency. The need for a new school and a new health facility is already established in the AAP area and further increase in the local population will increase this need.
- Uncertain impacts  
The impact of several policies scored as uncertain against the sustainability objectives. Further details can be found in the individual appraisal of each policy but the uncertain scores were largely due to mitigation being required and/ or the impact being dependant on the detailed design of developments which will not be known until the pre-application stage e.g. the impact of a new school (Policy 20) on the look and character of the area (Sustainable Development Objective 11).

Sustainability Objectives	Timescale				Policy 1: Shopping in the town centre
	1	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	New shopping space and more shops will result in new job opportunities for local people and boost the local economy.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	The new jobs that will be provided will provide local opportunities for training opportunities in the workplace and potentially improve the skill base of the population.
SDO 3 To improve the health of the population	-	-	-	-	The provision of new shops is not directly linked to the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	Improvements to the shopping environment in the town centre may result in more people using the town centre at night. If this happens then crime and the fear of crime may be reduced.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Creating a larger town centre with more shops will be likely to increase the number of local people visiting the centre. This will help to create more of a sense of place in the town centre and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	The policy increases the amount of development in the area so it will have a negative impact on climate change. Provided that any new shopping developments incorporate energy efficiency measures and renewable energy where appropriate contributions to climate change will be minimised. New shops would be likely to increase the amount of visitors to the area but if the transport infrastructure is improved and car parking in the town centre is minimised this should not have a negative impact on climate change.
SDO 7 To improve the air quality in Southwark	x	x	x	x	Provided that any new shopping developments incorporate energy efficiency measures and renewable energy where appropriate the impact on air quality would be minimised. New shops would be likely to increase the amount of visitors to the area but if the transport infrastructure is improved and car parking in the town centre is minimised this should not have a negative impact on air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	Provided that new shops incorporate waste minimisation measures both during and after construction this should ensure that waste is re-used or recycled. Large developments will be expected to prepare a waste management plan that sets out how waste will be dealt with.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	Provided that new developments promote sustainable use of water resources the use of water should be reduced.
SDO 10 To maintain and enhance soil quality	-	-	-	-	The provision of new shops is not linked to soil quality.
SDO 11 To protect and enhance the look and character of places	✓✓	✓	✓✓	✓✓	The town centre is currently not a very attractive place with limited character. The provision of new shops will enhance the look and character of the town centre.
SDO 12 To protect and improve the historic value of places	-	-	-	-	The town centre is not within a conservation area and does not contain any listed buildings or archaeological priority zones therefore the provision of new shops will not have any impact on the historical environment.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	The creation of new shopping floorspace is not directly linked to open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	New developments should be designed in such a way that flood risk is reduced. All planning applications in the area will need to be accompanied by a flood risk assessment.

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No direct impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	The increase of shops in the town centre may increase car journeys but the policy also states that the provision of new shops is subject to improvements in the transport infrastructure. Provided that these improvements promote sustainable forms of transport then this could have a positive impact on the area by reducing car parking space and car trips to the area.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	Timescale				Policy 2: Cafes and restaurants in the town centre
	2	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The provision of new cafes and restaurants will create more local job opportunities and boost the local economy.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The provision of new cafes and restaurants will create more local jobs and provide more opportunities for training and increase local skills.
SDO 3 To improve the health of the population	-	-	-	-	No direct impact
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The provision of more cafes and restaurants will result in more people using the town centre in the evening resulting in more natural surveillance. This should help to reduce crime and the fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	More cafes and restaurants in the town centre will help to create more of a sense of place for local people resulting in improved community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	?	?	?	?	Provided that new cafes and restaurants incorporate sustainable design and construction, renewable energy and promote sustainable modes of transport for visitors this should not increase contributions to climate change and shows that the new development is adapting to climate change that is already happening.
SDO 7 To improve the air quality in Southwark	?	?	?	?	Provided that new cafes and restaurants incorporate sustainable design and construction, renewable energy and promote sustainable modes of transport for visitors this should not reduce air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	New cafes and restaurants should ensure that waste is minimised both during and after construction. Site waste management plans will be required to be submitted to demonstrate this.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	New cafes and restaurants should ensure that water use is minimised. Sustainability assessments for individual planning applications will be required to demonstrate this.
SDO 10 To maintain and enhance soil quality	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	The provision of new cafes and restaurants is likely to enhance the character and look of the town centre.
SDO 12 To protect and improve the historic value of places	-	-	-	-	The sites proposed in the town centre for cafes and restaurants are not within a conservation area and do not contain any listed buildings or archaeological priority zones therefore the provision of cafes and restaurants will not have any impact on the historical environment.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	New developments including cafes and restaurants should be designed in such a way that flood risk is reduced. All planning applications will need to be accompanied by a flood risk assessment.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	New cafes and restaurants will be expected to minimise car parking or be car free. This will increase walking, cycling and public transport and reduce car journeys.
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<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	3	Timescale			Policy 3: Important shopping parades
		S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to protect important shopping parades outside of the town centre. This will help to retain jobs.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy aims to restrict the amount of new fast food takeaways in important shopping parades. This may help improve the health of the population, particularly school children as there will be less takeaways available.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The policy will maintain shopping parades on Albion Street and Lower Road encouraging people to visit these areas at night. This may help to reduce crime and fear of crime in these locations.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The protection of local shopping parades will promote community cohesion as it will retain importance local jobs and help to create a sense of place in these areas.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	The protection of local shopping parades will encourage people to walk or cycle to local shops as they are closer to housing. This will reduce car use, adapting to climate change that is already happening.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The protection of local shopping parades will encourage people to walk or cycle to local shops as they are closer to housing. This will reduce car use, improving air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant impact.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance soil quality	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	The policy restricts the amount of fast food takeaways in important local shopping parades. Too many fast food takeaways can detract from the character and appearance of shopping parades so this policy will have a positive effect.
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	The policy restricts the amount of fast food takeaways in important local shopping parades. Too many fast food takeaways can detract from the historical character and appearance of shopping parades. There are several listed buildings on Albion Street so the policy will have a positive effect in the area.

SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	The policy protects importance local shopping parades. The provision of local shops will help to reduce car journeys and encourage walking and cycling.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 4: Small scale shops, restaurants and cafes outside the town centre
	4	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The policy aims to encourage small scale shops, cafes and restaurants on certain sites outside the town centre. This will increase local jobs and boost the economy.	
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The policy promotes new shops, cafes and restaurants in certain areas. This will increase local jobs and training opportunities.	
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy aims to provide local shops, cafes and restaurants. This will result in reduced car use and encourage walking and cycling therefore improving the health of the population.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The policy will increase shops, cafes and restaurant in certain areas encouraging people to visit these areas at night. This may help to reduce crime and fear of crime in these locations.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	The provision of new shops, cafes and restaurants outside the town centre will promote community cohesion as it will increase local jobs and help to create a sense of place in these areas.	
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	New shops and cafes outside the town centre will encourage people to walk or cycle to local facilities as they will be closer to housing. This will reduce car use, adapting to climate change that is already happening.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The provision of local services will encourage people to walk or cycle to local facilities as they are closer to housing. This will reduce car use, improving air quality.	
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	This will depend on the type of developments that come forward and on the developments design and construction.	
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	This will depend on the type of developments that come forward and on the developments design and construction.	
SDO 10 To maintain and enhance soil quality	-	-	-	-	No significant impact	
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	The policy aims to provide more local shops and facilities outside of the town centre. This is likely to improve the character and look of these areas by providing a focal point.	
SDO 12 To protect and improve the historic value of places	?	?	?	?	This will depend on the design of new developments and their impact on the historical environment which will be assessed by individual planning applications.	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact	

SDO 14 To reduce vulnerability to flooding	?	?	?	?	This will depend on the type of developments that come forward and on the developments design and construction.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	The policy aims to increase local shops and other facilities. This will reduce car use and promote walking and cycling.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	Timescale				Policy 5: Markets
	5	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The provision of new markets will help to increase local jobs and boost the local economy.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	The provision of markets in the area will encourage the development of local skills.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The provision of local markets may help to encourage people to shops for goods more locally therefore reducing car use and increasing walking and cycling which will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The provision of markets in the town centre or on Albion Street may encourage more people to visit the area and they may stay in the area in the evening to visit a restaurant or cafe. This will increase the amount of people in the area at night, reducing crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The provision of new markets will provide more local employment opportunities and create more of a sense of place therefore promoting community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	The provision of local markets may help to encourage people to shops for goods more locally therefore reducing car use and adapting to climate change that is already happening.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The provision of local markets may help to encourage people to shops for goods more locally therefore reducing car use and improving air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	The amount of waste generated by markets can be significant. Appropriate controls and measures will need to be put in place to ensure waste is minimised and waste arsing are dealt with in the most sustainable way.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	No significant impact
SDO 10 To maintain and enhance soil quality	-	-	-	-	No significant impact
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	A new market will help to improve the look and character of the area.
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	Depending on where the market is located and its design, it could help to improve the historic character of the area.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	?	?	?	?	Depending on the setting of the market this could potentially improve an open space.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	The provision of markets may encourage people to shop more locally therefore reducing car use and encouraging more sustainable transport modes.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale			Policy 6: Walking and cycling
		6	S	M	L
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	The policy aims to improve walking and cycling routes. This will help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	✓✓	Improvements to walking and cycling routes may include improvements to lighting and visibility. This will help to reduce crime and the fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Encouraging walking and cycling and improving routes will help to promote alternative forms of transport for those who cannot drive. This will have a positive impact on young people who are not able to drive.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓✓	✓✓	The promotion of walking and cycling will help to reduce car use, adapting to climate change that is already happening.
SDO 7 To improve the air quality in Southwark	✓	✓	✓✓	✓✓	The promotion of walking and cycling will help to reduce car use, improving air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant impact
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	No significant impact
SDO 10 To maintain and enhance soil quality	✓	✓	✓	✓	Walking and cycling routes may include routes to green spaces. This will protect the soil quality of these locations.
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	Improvements to walking and cycling routes will improve the character of places.
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	Improvements to walking and cycling routes will improve the historic character of places.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Improvements to walking and cycling routes will improve open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Improvement to walking and cycling routes may result in the protection and increase of green spaces. This will help to reduce surface water run-off, therefore reducing vulnerability to flooding.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	Encouraging walking and cycling and improving routes will increase walking and cycling and help to reduce car use.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	Timescale				Policy 7: Public transport
	7	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to work with TfL to improve the quality of public transport in the area. This will help to improve the attractiveness of the area to new businesses and for inward investment. The area will also benefit from improved connectivity to services
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓	✓	✓	✓	Improving public transport in the area will help to reduce car use and encourage people to walk or cycle to public transport provision such as bus stops or tube stations. This will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Increased usage of public transport will lead to more activity at public transport hubs in the evening. This coupled with improved lighting can help to reduce crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improvements to public transport may help specific equalities groups who are unable to drive e.g. young people, low income groups.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓✓	The promotion of public transport will help to reduce car use, adapting to climate change that is already happening.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The promotion of public transport will help to reduce car use, improving air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant impact
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	No significant impact
SDO 10 To maintain and enhance soil quality	-	-	-	-	No significant impact
SDO 11 To protect and enhance the look and character of places	-	-	-	-	No significant impact
SDO 12 To protect and improve the historic value of places	-	-	-	-	No significant impact
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	By improving public transport this will help to increase use of public transport and reduce car journeys.
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<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	Timescale				Policy 8: The road network
	8	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Road traffic and congestion in the area is a problem at the moment. If the road network is improved, making buses more reliable and shortening journey times, this may help to increase investment in the area.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓	✓	✓	✓	Traffic congestion in the area is a problem at the moment, if the road network is improved traffic congestion may be reduced leading to an improvement in air quality and the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	Traffic congestion in the area is a problem at the moment, if the road network is improved traffic congestion may be reduced leading to a reduction in contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Traffic congestion in the area is a problem at the moment, if the road network is improved, traffic congestion may be reduced leading to an improvement in air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant impact
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	No significant impact
SDO 10 To maintain and enhance soil quality	-	-	-	-	No significant impact
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	If the road network is improved and traffic congestion is eased throughout the area this will help to improve the look and character.
SDO 12 To protect and improve the historic value of places	-	-	-	-	No significant impact

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	If the road network is improved and traffic congestion is eased throughout the area this will help to improve the look and character of open spaces close to the road.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	Improvements to the road network may encourage more people to use their cars, however, coupled with the other transport policies of improving public transport, walking and cycling this should mitigate against this impact.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale			Policy 9: Parking for town centre uses
		9	S	M	L
SDO 1 To tackle poverty and encourage wealth creation	-	X	-	-	The policy aims to encourage retail and leisure facilities in the town centre to share car parking facilities. This may have an initial negative impact as developers may see less car parking as a barrier to the viability of the scheme resulting in less inward investment. However in the long term the aim for the area is to improve walking and cycling routes and public transport links therefore shared car parking spaces will not be a restriction on new development.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓✓	✓	✓	✓✓	If car parking is shared this will reduce the amount of car parking spaces in the area and reduce car use. This will improve the health of the population by encouraging walking and cycling and reducing air quality.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	Currently the car parking facilities in the area are very spread out and isolated. This leads to increased crime and fear of crime particularly at night. Shared car parking facilities would create more of a presence in these spaces therefore reducing crime and the fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	Shared car parking facilities would make it easier for those equalities groups who rely on cars, such as disabled people and parents with children, to access more facilities in one trip.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓✓	✓✓	✓✓	✓✓	Shared car parking facilities may reduce the number of car parking spaces available therefore encouraging more sustainable forms of transport. This will help to reduce contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	Shared car parking facilities will reduce the number of car parking spaces available therefore encouraging more sustainable forms of transport. This will help to improve air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant impact
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	✓	✓	✓	✓	Less surface car parking will create less opportunities for surface water run-off of polluted water.
SDO 10 To maintain and enhance soil quality	-	-	-	-	No significant impact
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	Encouraging shared car parking in the town centre will reduce the amount of surface car parks in the area. At the moment a large amount of the town centre is covered by surface car parks and this detracts from the look and character of the area. Shared car parking may help to improve the look and character of the town centre.
SDO 12 To protect and improve the historic value of places	-	-	-	-	No significant impact

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Less surface car parking in the town centre may create more opportunities for open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Less surface car parking in the town centre may create more opportunities for open spaces, green corridors and biodiversity. This will reduce surface water run-off and reduce vulnerability to flooding.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	Shared car parking facilities may reduce the number of car parking spaces available therefore encouraging more sustainable forms of transport such as walking, cycling and public transport.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	Timescale				Policy 10: Parking for residential development in the core area
	10	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to reduce car parking in new residential developments based on the current standards. This will ease traffic congestion in the area and may encourage businesses to locate here as the current traffic problems, which may act as a deterrent, will be reduced.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	Reducing car parking in new residential developments will encourage people to walk and cycle more which will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	Reducing car parking in new residential developments means that people will need to walk or cycle home. This may increase crime or fear of crime, particularly in the dark. Improvements to walking and cycling routes are proposed to mitigate against this.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	x	x	x	✓	Reducing car use in new developments may be problematic for certain groups, in particular families with young children. However in the long term community cohesion should be promoted by this approach as it will encourage more people to walk and cycle in the area creating more of a friendly environment and sense of place.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓✓	✓✓	✓✓	✓✓	Reduced car parking will encourage more sustainable forms of transport. This will help to reduce contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	Reduced car parking will encourage more sustainable forms of transport. This will help to improve air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant impact
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	✓	✓	✓	✓	Reducing surface water run-off from less paved car parking areas will reduce water pollution
SDO 10 To maintain and enhance soil quality	-	-	-	-	No significant impact
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	Less residential car parking in the core area will create a more attractive public realm.
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	Less residential car parking in the core area will create a more attractive public realm.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Less residential car parking will allow more space and opportunity for the protection and improvement of open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	✓✓	✓✓	✓✓	✓✓	Less residential car parking will reduce surface water run-off by reducing the amount of paved over surfaces and allowing more opportunity for the protection and improvement of open spaces, green corridors and biodiversity.

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	In order to be decent a home must be warm, weatherproof and have reasonably modern facilities. Car parking is not referred to in the definition of a decent home therefore this policy will have no significant impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	Reduced car parking will encourage more sustainable forms of transport.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	11	Timescale			Policy 11: Leisure and entertainment
		S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	This policy aims to encourage new leisure and entertainment uses in the town centre and protect existing uses. This will help to retain and create local jobs and boost the local economy.
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	This policy aims to encourage new leisure and entertainment uses in the town centre and protect existing uses. This will help to retain and create local jobs and boost the local economy creating training opportunities.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	The provision of new leisure facilities will help to improve the health of the population as it will encourage more physical activity.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	Encouraging more leisure and entertainment uses in the town centre will encourage more evening visitors to the town centre therefore reducing crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	More leisure and entertainment uses will help to create local jobs and also create more of a sense of place in the town centre. This will promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	This option scored negatively as it will increase the amount of development in the area and will increase contributions to climate change as a result. Locating leisure and entertainment uses in the town centre, coupled with reduced car parking in the town centre will encourage people to use more sustainable forms of transport therefore reducing contributions to climate change. Sustainable design and construction methods will be required to mitigate the impacts of new development
SDO 7 To improve the air quality in Southwark	x	x	x	x	Locating leisure and entertainment uses in the town centre, coupled with reduced car parking in the town centre will encourage people to use more sustainable forms of transport therefore improving air quality. Sustainable design and construction methods will be required to mitigate the impacts of new development.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	Encouraging new leisure and entertainment uses may result in increased waste arisings however this may be mitigated against by sustainable design and construction methods and site waste management plans.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	Encouraging new leisure and entertainment uses may result in increased water usage however this may be mitigated against water minimisation required to be demonstrated in Sustainability Assessments accompanying planning applications.
SDO 10 To maintain and enhance soil quality	?	?	?	?	If development takes place on contaminated land it could be improved as a result.
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	Retaining existing leisure and entertainment uses and encouraging more of these types of uses will help to improve the character and look of the town centre.
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	New leisure and entertainment uses may improve the historic character of the area if they are connected to the area's heritage.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	New leisure facilities could improve open spaces by offering leisure uses connected to the existing open spaces.

SDO 14 To reduce vulnerability to flooding	?	?	?	?	The impact of new leisure and entertainment facilities on flood risk will need to be determined in a flood risk assessment and mitigated against through design.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	Locating leisure and entertainment uses in the town centre, coupled with reduced car parking in the town centre and improved walking and cycling and public transport, will encourage people to use more sustainable forms of transport such as walking, cycling and public transport.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	12	Timescale			Policy 12: Sports facilities
		S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy supports improvements to sports facilities in the area including refurbishment of seven islands leisure centre. Improvement of facilities may create more local jobs and boost the economy.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Improvements to facilities may create more local jobs and more training opportunities. It may also provide an opportunity for local schools to make more use of the sports facilities in the area.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	Improvements to existing sports facilities will create more opportunities for local people to participate in sport, improving health.
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	Improved sports facilities will result in more activities for young people in the area. This could help to reduce fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	Improved sports facilities will have a positive impact on equalities groups and help to create more of a sense of community, promoting community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on climate change however this will need to be mitigated by sustainable design and construction techniques.
SDO 7 To improve the air quality in Southwark	?	?	?	?	Provided that improved facilities do not result in an increase in car parking and promote sustainable modes of transport then this policy should not lead to a reduction in air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on waste generated however this will need to be mitigated by sustainable design and construction techniques.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on water usage however this will need to be mitigated by sustainable design and construction techniques.
SDO 10 To maintain and enhance soil quality	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on soil quality however this will need to be mitigated by sustainable design and construction techniques
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	Improving sports facilities may help to improve the character of the area.
SDO 12 To protect and improve the historic value of places	?	?	?	?	Development of new or improved sports facilities could have a negative impact upon the historic environment depending on their design and location. This will be assessed at the planning application stage.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Improving sports facilities could increase access to and usage of open spaces for sports therefore protecting open spaces.

SDO 14 To reduce vulnerability to flooding	?	?	?	?	Development of new or improved sports facilities could increase flood risk depending on their design and location. This will be assessed at the planning application stage when flood risk assessments will be required.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	Provided that improved facilities do not result in an increase in car parking and promote sustainable modes of transport then this policy should increase sustainable modes of transport as more sports facilities will be provided in the local area reducing the need to travel.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale			Policy 13: Arts, culture and tourism
	13	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	The policy aims to promote arts, culture and tourism in the area and protect existing business. And community uses in the Strategic Cultural Area. This will help to retain and create new jobs, in particular through new facilities at the docks and a new hotel in the town centre.
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	The promotion of arts, cultural and tourism uses will create new local jobs and provide more job-related opportunities for education and training.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy promotes water related leisure activities. This will help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	The promotion of arts, culture and tourism uses will mean that more people are using the area in the evening. This will help to reduce crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	The promotion of arts, cultural and tourism uses in the town centre will benefit equalities groups. It will also create more of a sense of place, promoting community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	?	?	?	?	The creation of new facilities may increase contributions to climate change however if sustainable design and construction methods are used and sustainable modes of transport are promoted the impact will be mitigated.
SDO 7 To improve the air quality in Southwark	?	?	?	?	The creation of new facilities may reduce air quality however if sustainable design and construction methods are used and sustainable modes of transport are promoted the impact will be mitigated.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	The creation of new facilities may increase the amount of waste that is generated however if sustainable design and construction methods are used and site waste management plans are implemented the impact will be mitigated.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	The creation of new facilities may increase the amount of water that is used however if sustainable design and construction methods are used the impact will be mitigated.
SDO 10 To maintain and enhance soil quality	?	?	?	?	If new development takes place on contaminated land this could help to improve it
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	The promotion of arts, culture and tourism uses will improve the look and character of places, particularly St Mary's Conservation Area and South Dock Marina.
SDO 12 To protect and improve the historic value of places	✓✓	✓✓	✓✓	✓✓	The promotion of arts, culture and tourism uses will improve the look and character of the historic environment in St Mary's Conservation Area

SDO 13 To protect and improve open spaces, green corridors and biodiversity	?	?	?	?	The use of the docks for water related leisure and tourism activities will help to protect and enhance open spaces (the docks are classed as open spaces) although this may have a negative impact on biodiversity.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	The creation of new facilities may increase flood risk however if sustainable design and construction methods are used and flood risk assessments are submitted with planning applications the impact will be mitigated.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	New arts, cultural and tourist facilities should reduce car use and ensure that sustainable modes of transport are promoted.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	Timescale				Policy 14: Design principles for sites in and adjacent to the core area
	14	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	This policy aims to create an attractive environment by linking spaces together and creating a defined town centre area. An improved environment will help attract more inward investment to the area.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	An improved environment will attract more inward investment into the area increasing opportunities for job-related education and training.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	The policy promotes walking and cycling through the design of spaces, routes and new development.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	By improving the pedestrian environment and creating better walking and cycling routes, crime and fear of crime will be reduced.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	Improving the environment will create more of a sense of place and improve community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓✓	✓✓	✓✓	✓✓	The policy promotes walking and cycling therefore reducing car use and adapting to climate change. The policy also sets out design guidance for buildings. Mixed use developments will adapt to climate change that is already happening by reducing energy usage.
SDO 7 To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	The policy promotes walking and cycling therefore reducing car use and improving air quality. Mixed use buildings with shared car parking facilities will also help to reduce emissions and improve air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	✓	✓	✓	✓	Mixed use buildings can help to reduce the amount of waste that would be generated by separate developments Not sure this is true?
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	✓	✓	✓	✓	Mixed use buildings can help to reduce the amount of water that would be required by separate developments Not sure this is true?
SDO 10 To maintain and enhance soil quality	?	?	?	?	New buildings can help to improve the quality of contaminated land if they are built on a contaminated site and suitable remediation work is carried out
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	The policy aims to improve the environment of the area through a better public realm.
SDO 12 To protect and improve the historic value of places	✓✓	✓✓	✓✓	✓✓	The policy aims to improve the environment of the area through a better public realm.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	The policy aims to create a better environment by providing new routes and open spaces in the area. This will have a positive effect on open spaces, green corridors and biodiversity.

SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	The policy aims to minimise the visual impact of car parking through the reduction of surface car parking. This approach will reduce surface water run-off therefore reducing flood risk.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	The policy aims to improve walking and cycling routes in the area and create a better environment for pedestrians and cyclists.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	Timescale				Policy 15: Building heights in the core area
	15	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Higher density buildings can create landmark developments which can improve the appearance of the area and attract inward investment.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	-	-	-	-	No significant impact
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The height of buildings can have an impact on the amount of natural surveillance that is provided in areas. If there is more natural surveillance, crime and the fear of crime can be reduced.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	?	?	?	?	The height of buildings will have an impact on climate change and CO2 emissions. A heat island effect could be created. Developments will need to demonstrate how they can mitigate against any negative impacts on climate change. Increasing the density of developments in certain areas that are close to public transport links can help to reduce car use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	?	?	?	?	Higher densities buildings tend to generate more heat and CO2 emissions reducing air quality. Sustainable design and construction will be used to mitigate against this.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	New development will increase the amount of waste generated. Developments will need to demonstrate how they can mitigate against any negative impacts.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	New development will increase the amount of water used. Developments will need to demonstrate how they can mitigate against any negative impacts.
SDO 10 To maintain and enhance soil quality	?	?	?	?	If new buildings are located on contaminated land this could be improved.
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the core area. This will ensure the look and character of the area is enhanced.
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the core area. This will ensure the look and character of historical areas is enhanced
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the core area. In particular the height of development around the Canada Water Basin and Russia Dock Woodland will be lower. This will help improve the setting of the open spaces.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Irrespective of height new buildings will need to demonstrate how flood risk is reduced through the preparation of flood risk assessments.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	The height of buildings is linked to their proximity to public transport links. Taller buildings will be located close to public transport links therefore encouraging walking, cycling and public transport.
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<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale			Policy 16: Open spaces	
		16	S	M	L	Commentary on Results
SDO 1	To tackle poverty and encourage wealth creation	-	-	-	-	No significant link
SDO 2	To improve the education and skill of the population	-	-	-	-	No significant link
SDO 3	To improve the health of the population	✓✓	✓✓	✓✓	✓✓	The policy promotes the development of a network of open spaces and play areas. Better access to open spaces and recreation will help to improve the health of the population.
SDO 4	To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	Creating high quality open spaces and play facilities will increase the usage of these areas , increasing surveillance and reducing crime and fear of crime.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	Improved open spaces and play facilities will benefit equalities groups, in particular, young people.
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening	✓✓	✓✓	✓✓	✓✓	Improved open spaces will create more green space therefore reducing contributions to climate change.
SDO 7	To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	Improved open spaces will create more green space therefore improving air quality.
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant link
SDO 9	To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	More green spaces can help to reduce surface water run-off and improve water quality, however water will be needed for irrigation. The use of water will need to be controlled through appropriate management techniques
SDO 10	To maintain and enhance soil quality	✓	✓	✓	✓	Improved open spaces may improve soil quality in the area This will depend on how open spaces are managed to ensure conservation and protection of priority habitats.
SDO 11	To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	A high quality network of open spaces will enhance the look and character of the area.
SDO 12	To protect and improve the historic value of places	✓✓	✓✓	✓✓	✓✓	High quality open spaces will enhance the historic value of the area by improving their setting.
SDO 13	To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	The policy aims to create a high quality network of open spaces. This will include green corridors and promote biodiversity.
SDO 14	To reduce vulnerability to flooding	✓✓	✓✓	✓✓	✓✓	More and improved green spaces will reduce surface water run-off and reduce flood risk.
SDO 15	To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16	To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	Better links between open spaces will promote walking and cycling and reduce car journeys.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale			Policy 17: Energy
		17	S	M	
					<b>Commentary on Results</b>
SDO 1 To tackle poverty and encourage wealth creation	?	?	?	-	The policy requires new development to minimise energy use and incorporate renewable energy technologies. This may deter new investors from developing in the area although in the long term will not be a deterrent as this is a requirement in the London Plan so will need to be imposed by all London councils when assessing new development. In the long term it should not have a significant impact. I think this is more uncertain than negative?
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Awareness of more renewable technologies in the local area can help improve the education and skills of the population.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy requires new development to be as energy efficient as possible. This will reduce CO2 emissions and improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improving the energy efficiency of buildings will help to reduce fuel poverty for people on lower incomes such as the elderly.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓✓	✓✓	✓✓	✓✓	The aim of the policy is to reduce energy used by new developments and minimise CO2 emissions. This will have a very positive impact on this objective.
SDO 7 To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	The aim of the policy is to reduce energy used by new developments and minimise CO2 emissions. This will help to improve air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant impact on amount of waste produced by development.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	No significant impact .
SDO 10 To maintain and enhance soil quality	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	New technologies could have a controversial impact on the look and character of the area for example wind turbines or solar panels.
SDO 12 To protect and improve the historic value of places	?	?	?	?	Incorporating renewable energy technology may cause a problem for extensions to listed buildings or buildings in conservation areas. This will be assessed by individual planning applications.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact

SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	New homes will be more energy efficient reducing energy costs for residents.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	No significant impact

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale			Policy 18: Housing
	18	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	The policy sets out where new housing will go. New housing developments and more people in the area may increase inward investment due to the availability of labour and opportunities for new shops and services to support the growing population.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Local job opportunities in the construction of new homes will improve the skills of the population.
SDO 3 To improve the health of the population	✓	✓	✓	✓	High quality housing will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The creation of new homes and communities will increase the population of the area meaning the more people will be walking around and passing through therefore reducing crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	New housing will be expected to meet required standard for affordable, family and wheelchair accessible housing. This will have a positive impact on equalities groups and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	Increasing the amount of housing in the area will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	x	x	x	x	Increasing the amount of housing in the area will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	Increasing the amount of housing in the area will increase waste however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	Increasing the amount of housing in the area will increase water use overall however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?	Increasing the amount of housing in the area could reduce soil quality however all of the sites proposed for housing are already brownfield sites so soil quality should not be reduced. It could be improved through site remediation.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	The impact of new housing on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.
SDO 12 To protect and improve the historic value of places	?	?	?	?	The impact of new housing on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	No new housing is proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	x	x	x	x	The design of new housing will impact on flood risk and as the area is in a high flood risk zone this policy will potentially increase the number of people at risk of flooding. If new housing is designed with flood risk in mind vulnerability to flood risk should be reduced.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	The policy sets standards for new housing in terms of bedroom mix and affordable housing requirements. The aim of the policy is to provide decent homes.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	x	?	?	Increasing the amount of housing in the area could lead to an increase in cars and traffic however all new housing developments will be subject to specific car parking standards which aims to reduce car use and promote more sustainable forms of transport.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	x	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale			Policy 19: Jobs and business space
	19	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	The policy seeks to provide new business space in the area. This will create more opportunities for local jobs and encourage inward investment and wealth creation.
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	The provision of more business space will create more jobs and opportunities for education and training.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy aims to provide more business space and create more local jobs. People in work tend to have better health than people who are not employed therefore this policy will have a positive impact on health.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Creating a new business cluster and more jobs will result in more people using the area and passing through. This will reduce crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The creation of more local jobs will benefit all equalities groups and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	Increasing the amount of businesses in the area will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	x	x	x	x	Increasing the amount of businesses in the area will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	Increasing the amount of businesses in the area will increase waste however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	Increasing the amount of businesses in the area will increase water use overall however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?	Increasing the amount of businesses in the area could reduce soil quality however all of the sites proposed for development for employment use are already brownfield sites so soil quality should not be reduced. Soil quality could be improved by remediation of contaminated land for development.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	The impact of new business space on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.

SDO 12 To protect and improve the historic value of places	?	?	?	?	The impact of new businesses on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	No new business space is proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	The design of new business units will impact on flood risk. If designed with flood risk in mind vulnerability to flood risk should be reduced. Is FRA a requirement?
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	x	?	?	Increasing the amount of business space in the area could lead to an increase in cars and traffic however all new development will be subject to specific car parking standards which aims to reduce car use and promote more sustainable forms of transport.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale			Policy 20: Schools
	20	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to create a new school in the area. This will provide more opportunities for the local population to acquire skills and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	The policy aims to create a new school so it will have a very positive effect on the education and skills of the population.
SDO 3 To improve the health of the population	✓	✓	✓	✓	The policy aims to provide a new school in the area. This will have an indirect impact on the health of the population as people who have access to a good education are often in better health.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	A new school will benefit all equalities groups and promote community cohesion by providing a new focal point for the local community.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	A new school will increase energy use overall however the new building will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	x	x	x	x	A new school will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	Building a new school will increase waste generated however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	Building a new school will increase water use however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?	The sites proposed for development of new schools are already brownfield sites so soil quality should not be reduced.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	The impact of new schools on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.
SDO 12 To protect and improve the historic value of places	?	?	?	?	The impact of new schools on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	No new schools are proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106

					contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	x	x	x	x	Specific measures are required to reduce flood risk for schools given that children will be in the building. The design of the new schools should mitigate against flood risk and reduce it.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	x	?	?	Building new schools in the area could lead to an increase in cars and traffic however all new development will be subject to specific car parking standards which aims to reduce car use and promote more sustainable forms of transport. School travel plans will be required.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale			Policy 21: Young people
	21	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to provide more leisure and educational opportunities for young people. This will allow young people to develop new skills and create opportunities for wealth creation.
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	Improving access to leisure and educational services for young people will have a very positive effect on the education and skill of the population.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	The policy aims to provide sports and health facilities for young people through the co-location of facilities.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Providing better access to services for young people may help to reduce fear of crime in the area
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	Better access to services will have a very positive impact on young people and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	The policy aims to co-locate youth facilities with other services. This will reduce contributions to climate change in comparison with building stand alone facilities.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The policy aims to co-locate youth facilities with other services. This will reduce CO2 emissions and improve air quality
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	✓	✓	✓	✓	The policy aims to co-locate youth facilities with other services. This will reduce the amount of waste generated.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	✓	✓	✓	✓	The policy aims to co-locate youth facilities with other services. This will reduce the amount of water required.
SDO 10 To maintain and enhance soil quality	✓	✓	✓	✓	Co-locating facilities will help protect soil quality by reducing the amount of new sites required for youth services.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	The design of new facilities could enhance the look and character of the area
SDO 12 To protect and improve the historic value of places	?	?	?	?	The design of new facilities could enhance the historic character of the area
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Open spaces and green corridors could be created or enhance from development opportunities.
SDO 14 To reduce vulnerability to flooding	?	x	?	?	Specific measures are required to reduce flood risk for youth facilities given that children will be in the building. The design of the new facilities should mitigate against flood risk and reduce it.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	Co-locating facilities will help to reduce car use and promote walking, cycling and public transport.
<b>Key</b>	✓✓	major positive			
	✓	minor positive			
	XX	major negative			
	X	minor negative			
	?	uncertain			
	-	no significant impact			

Sustainability Objectives		Timescale			Policy 22: Health facilities
	22	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to provide new health facilities to meet the needs of the growing population. Improved access to health services can have an indirect impact on the well-being of the population and ability to access jobs.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	The policy will have a very positive effect on the health of the population as it will improve access to health facilities
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	The provision of new health facilities will benefit all equalities groups and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	New health facilities will increase energy use overall however the new building will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	x	x	x	x	New health facilities will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	Building new health facilities will increase waste generated however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	Building new facilities will increase water use however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?	Depending on the sites selected for new health facilities soil quality could be affected however they are likely to be brownfield site so soil quality should be maintained.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	The impact of new health facilities on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.
SDO 12 To protect and improve the historic value of places	?	?	?	?	The impact of new facilities on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	x	x	x	x	Specific measures are required to reduce flood risk for health facilities. The design of the new schools should mitigate against flood risk and reduce it.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	x	?	?	Building new health facilities in the area could lead to an increase in cars and traffic however all new development in the core area will be subject to specific car parking standards which aims to reduce car use and promote more sustainable forms of transport. What about building facilities close to people's homes to reduce need to travel? I would change all to uncertain

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	x	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives	Timescale				Policy 23: Community facilities
	23	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The policy aims to locate new community facilities together where there is an identified need for new services. New facilities may create local job opportunities.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	New community facilities may create opportunities for job related education and training opportunities.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	The policy seeks to protect existing community facilities, this will include health facilities so this will have a positive impact on health.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	More centrally located community facilities will create more activity in places reducing crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	Protecting existing community facilities and providing new services will benefit all equalities groups and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	The provision of new community facilities will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	x	x	x	x	Increasing the amount of community buildings in the area will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	Increasing the amount of community buildings in the area will increase waste however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	Increasing the amount of community facilities in the area will increase water use overall however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?	Provided that any new sites are brownfield sites this should maintain soil quality.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	The impact of new community facilities on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.

SDO 12 To protect and improve the historic value of places	?	?	?	?	The impact of new community facilities on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	The design of new community facilities will impact on flood risk. If designed with flood risk in mind vulnerability to flood risk should be reduced. Is and FRA not required?
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	The policy aims to locate all new community facilities close to one another. This should reduce car use and promote walking and cycling.

<b>Key</b>	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

## APPENDIX 6

### Glossary

#### **Air Quality Management Area (AQMA)**

An area designated for action where it is predicted that the Air Quality Objectives in the Council's AQMA Plan will be exceeded.

#### **Archaeological Priority Zones**

The boundaries of Archaeological Priority Zones are designated on the Proposals Map. These are areas where there is potential for significant archaeological remains, and planning applications within these areas must be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

#### **Biodiversity**

The diversity or variety of plants and animals and other living things in a particular area or region. It encompasses landscape diversity, eco-system diversity, species diversity, habitat diversity and genetic diversity.

#### **Conservation Areas**

An area of special architectural or historic interest designated by the local planning authority under the provisions of the Planning (Listed Buildings and Conservation areas) Act 1990, the character or appearance of which it is desirable to preserve or enhance.

#### **Greenhouse gases**

Those gases that contribute to climate change. In the UK, the most common greenhouse gas is carbon dioxide, which contributed

around 77% of the UK's total emissions of greenhouse gases in 1990. Other greenhouse gases are methane (12% of total UK emissions), nitrous oxide (9%) and fluorinated gases (2.4%).

#### **Local development framework (LDF)**

A portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

#### **London Plan**

The strategic plan for the whole of London produced by the Mayor of London. The main purpose of the London Plan is to ensure that all the individual plans produced by the London boroughs work together to meet the priorities that are agreed for the whole London region. The Local Development Framework cannot contain strategies or policies that are not in general conformity with the London Plan.

#### **Proposals maps**

Illustrate the geographical extent of planning policies and designations.

#### **Regional Spatial Strategy (RSS)**

A spatial framework for a region over a 15 to 20 year period including policies for housing, environmental protection, transport and waste management. The London Plan is the Regional Spatial Strategy that with which Southwark Plan Policies should be consistent.

**Renewable Energy**

Energy derived from a source which is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material. Although not strictly renewable, geothermal energy is generally included.

**Supplementary Planning Documents (SPD) or Guidance (SPG)**

Guidance notes, additional and supplementary to the Unitary Development Plan, on how to implement the policies. They also contain background information applicants may find useful when preparing their planning applications.

**Sustainability Appraisal/ Strategic Environmental Assessment**

A systematic and interactive process undertaken during the preparation of a plan or strategy, which identifies and reports on

the extent to which the implementation of the plan or strategy would achieve environmental, economic and social objectives by which sustainable development can be defined, in order that the performance of the strategy and policies is improved.

**Sustainable Development**

Development that contributes towards the principles of sustainability, that is, development that does not cause environmental damage, contributes to the local economy and meets the needs of the local community.

**Unitary Development Plans (UDPs)**

Statutory plans produced by each borough, which integrate strategic and local planning responsibilities through policies and proposals for the development and use of land in their area.

**Southwark Plan** See “Unitary Development Plans”

## **APPENDIX 7**

### **Abbreviations**

<b>AAP</b>	Area Action Plan
<b>AQMA</b>	Air Quality Management Area
<b>CABE</b>	Commission for Architecture and the Built Environment
<b>DCLG</b>	Department for Communities and Local Government
<b>DETR</b>	Department for Environment, Transport, and the Regions
<b>DfT</b>	Department for Transport
<b>DPD</b>	Development Plan Document
<b>GLA</b>	Greater London Authority
<b>IMD</b>	Index of Multiple Deprivation
<b>LDD</b>	Local Development Documents
<b>LDF</b>	Local Development Framework

<b>ODPM</b>	Office of the Deputy Prime Minister
<b>PPG</b>	Planning Policy Guidance
<b>PPS</b>	Planning Policy Statement
<b>SA</b>	Sustainability Appraisal
<b>SINC</b>	Sites of Importance for Nature Conservation
<b>SCI</b>	Statement of Community Involvement
<b>SDO</b>	Sustainable Development Objective
<b>SEA</b>	Strategic Environmental Assessment
<b>SOA</b>	Super Output Areas
<b>SPD</b>	Supplementary Planning Document
<b>SPG</b>	Supplementary Planning Guidance
<b>UDP</b>	Unitary Development Plan

## APPENDIX 8

### Results of issues and options sustainability appraisal

		Sustainability Objectives															
CWAAP Policies		SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
1 Shopping: A genuine town centre and local facilities																	
1a Shopping	1	✓	0	0	0	0	X	0	X	X	0	✓	0	0	X	0	X
1a Shopping	2	✓	0	✓	0	✓	X	✓	X	X	0	✓	✓	0	X	0	X
1b Albion Street	1	✓	0	✓	0	✓	X	0	X	X	0	✓	0	0	X	✓	0
1b Albion Street	2	✓	0	✓	0	✓	X	✓	X	X	0	✓	0	0	X	✓	✓
<b>Commentary</b>		<ul style="list-style-type: none"> <li>- The construction of new shops is likely to have negative impacts on climate change, production of waste and the use and quality of water. Whilst the quantum of development is less in option 1, option 2 presents the opportunity to incorporate sustainable design and construction techniques to mitigate the impacts.</li> <li>- The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation</li> <li>- The increase in shopping facilities could increase the amount of vehicular traffic but could be mitigated through sustainable transport measures such as reduced car parking and improved pedestrian/cycle routes and public transport provision.</li> <li>- The provision of new community facilities in option 2 will have a positive impact for health and social inclusion</li> <li>- Option 2 will also protect and enhance the character of the area and provide greater opportunities for people to live in a decent home</li> </ul>															
2 Transport: Improved Connections																	
2a Walking & Cycling	1	0	0	✓	✓	0	0	✓	0	0	0	✓	0	0	0	0	✓
2a Walking & Cycling	2	0	0	✓	✓	0	0	✓	0	0	0	✓	0	0	0	0	✓
2b Public Transport	1	0	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	✓
2b Public Transport	2	✓	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	✓
2c Road Network & Parking	1	0	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	✓
2c Road Network & Parking	2	✓	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	✓
<b>Commentary</b>		<ul style="list-style-type: none"> <li>- The quantum of development in option 2 is more likely to bring benefits for public transport provision and improvements to the road network</li> </ul>															

		Sustainability Objectives															
CWAAP Policies		SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
3 Leisure: Improved A great place to visit, to relax in and have fun																	
3a Leisure & entertainment	1	0	0	0	✓	✓	0	0	0	0	0	✓	0	✓	0	0	0

3a Leisure and entertainment	2	✓	o	o	✓	✓	x	o	x	x	o	✓	o	✓	x	✓	o
3b Tourism	1	o	o	o	o	o	x	✓	x	x	o	✓	✓	✓	x	o	o
3b Tourism	2	✓	o	✓	o	o	x	✓	x	x	o	✓	✓	✓	x	o	✓
<b>Commentary</b>		<ul style="list-style-type: none"> <li>- The provision of new leisure facilities and tourism attractions will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques</li> <li>- The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation</li> </ul>															
<b>4 Places: Better and Safer Streets, Squares and Parks</b>																	
4a Building Heights	1	✓	o	✓	o	o	x	o	x	x	o	?	?	o	x	✓	✓
4a Buildings Heights	2	✓	o	✓	o	o	x	o	x	x	o	?	?	o	x	✓	✓
4b Network of Open Spaces	1	o	o	✓	✓	✓	o	✓	o	o	✓	✓	✓	✓	✓	o	✓
4b Network of Open Spaces	2	o	o	✓	✓	✓	o	✓	o	✓	✓	✓	✓	✓	✓	o	✓
4c Energy and Water	1	o	o	o	o	o	✓	✓	o	✓	o	o	o	o	✓	✓	o
4c Energy and Water	2	o	o	o	o	o	✓	✓	o	✓	o	o	o	o	✓	✓	o
<b>Commentary</b>		<ul style="list-style-type: none"> <li>- The provision of tall buildings will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques</li> <li>- The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation</li> <li>- The impacts upon the quality of the landscape, townscape and cultural value will be dependent upon the design in implementation</li> </ul>															
<b>5 Homes: High Quality Homes</b>																	
5a Housing	1	✓	o	✓	o	?	x	o	x	x	o	✓	o	✓	x	✓	o
5a Housing	2	✓	o	✓	o	?	x	o	x	x	o	✓	o	✓	x	✓	✓
5b Affordable Housing	1	o	o	o	o	✓	o	o	o	o	o	o	o	o	o	✓	o
5b Affordable Housing	2	o	o	o	o	✓	o	o	o	o	o	o	o	o	o	✓	o
5c Bedroom Mix	1	o	o	o	o	o	o	o	o	o	o	o	o	o	o	✓	o
5c Bedroom Mix	2	o	o	o	✓	o	o	o	o	o	o	o	o	o	o	✓	o
<b>Commentary</b>		<ul style="list-style-type: none"> <li>- The provision of new housing will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques</li> <li>- The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation</li> <li>- The impact upon social inclusion will be dependent on the type and tenure of housing provided in implementation</li> <li>- The increase in housing could have an increase in the amount of traffic in the area. This could be mitigated through car clubs, reduced parking provision</li> </ul>															

		<b>Sustainability Objectives</b>															
<b>CWAAP Policies</b>		<b>SO1</b>	<b>SO2</b>	<b>SO3</b>	<b>SO4</b>	<b>SO5</b>	<b>SO6</b>	<b>SO7</b>	<b>SO8</b>	<b>SO9</b>	<b>SO10</b>	<b>SO11</b>	<b>SO12</b>	<b>SO13</b>	<b>SO14</b>	<b>SO15</b>	<b>SO16</b>
6 Community: Enhanced Social and Economic Opportunities																	
6a Business floorspace & jobs	1	✓	✓	o	o	o	o	x	x	x	o	o	o	o	o	o	x
6a Business floorspace & jobs	2	✓	✓	o	o	o	x	✓	x	x	o	o	o	o	x	o	✓
6b Childrens services	1	✓	✓	o	✓	✓	x	o	x	x	o	✓	o	o	x	o	o
No option	1																
6c Health		o	o	o	✓	✓	x	o	x	x	o	o	o	o	x	o	o
No option																	
6d Police		o	o	✓	o	✓	o	o	o	o	o	o	o	o	x	o	o
No option																	
6e Faith premises, youth etc.	1	o	o	o	o	✓	o	o	o	o	o	o	o	o	o	o	o
6e Faith premises, youth etc.	2	o	o	o	o	✓	x	✓	x	x	o	o	o	o	x	o	✓
<b>Commentary</b>		<ul style="list-style-type: none"> <li>- The provision of new business and community facilities will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques</li> <li>- The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation</li> </ul>															