

# **CANADA WATER AREA ACTION PLAN**

## **ISSUES AND OPTIONS INTERIM SUSTAINABILITY APPRAISAL**

**Draft for consultation**

**London Borough of Southwark  
November 2008**

## PROPOSED TIMETABLE FOR CONSULTATION AND HOW TO COMMENT

CONSULTATION	TIMETABLE
Consultation on Issues and Options Report and Interim Sustainability Appraisal of Issues and Options Report.	18 <sup>th</sup> November 2008 to 20 <sup>th</sup> February 2009
Consultation on Preferred Options Report and Sustainability Appraisal of Preferred Options Report.	June 2009 to August 2009 ( more specific dates will be available closer to this time)
Publish submission version of the Canada Water Area Action Plan accompanied by a final Sustainability Statement.	November 2009 to February 2010

### HOW TO COMMENT ON THIS REPORT

If you have any queries regarding this document please contact the Planning Policy and Research Team: Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) Tel: 020 7525 5345 or 020 7525 5380.

Comments can be returned by post, fax or email to:

Sukhie Chohan  
 Planning Policy and Research  
 Regeneration and Neighbourhoods Department  
 Chiltern House  
 Portland Street  
 London SE17 2ES  
 Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)  
 Fax: 020 7525 5345

Consultation on this document begins 18<sup>th</sup> November 2009. We may not be able to accept your comments if they are not received by 5pm 20<sup>th</sup> February 2009.

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## **ABBREVIATIONS**

AAP	Area Action Plan
AQMA	Air Quality Management Area
CABE	Commission for Architecture and the Built Environment
DETR	Department for Environment, Transport, and the Regions
DfT	Department for Transport
DPD	Development Plan Documents
GLA	Greater London Authority
IMD	Index of Multiple Deprivation
LDD	Local Development Documents
LDF	Local Development Framework
ODPM	Office of the Deputy Prime Minister
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
PTAL	Public Transport Accessibility Level
SA	Sustainability Appraisal
SINC	Sites of Importance for Nature Conservation
SCI	Statement of Community Involvement
SDO	Sustainable Development Objective
SEA	Strategic Environmental Assessment
SOA	Super Output Areas
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
UDP	Unitary Development Plan

## **NON TECHNICAL SUMMARY**

The Sustainability Appraisal (SA) process allows us to predict the likely effects of planning documents on the environment, economy and community. In doing so, we can assess whether or not, and to what extent, planning policies and guidance will contribute towards the borough's objectives for achieving a sustainable community. This document is an interim sustainability appraisal of the options being considered in the Canada Water Area Action Plan. At the next stage the council will prepare a full sustainability appraisal of the preferred option.

### **What planning documents are being appraised?**

The council is preparing an Area Action Plan (AAP) for Canada Water and the surrounding area which will set out a vision for the future of Canada Water and provide the planning policies that will help to achieve this vision.

The AAP proposes two options to achieve the vision for the area:

**Option A** - Regeneration with a focus on homes

**Option B** - Regeneration with a focus on homes, shops, leisure and jobs

The likely significant impacts of each of these options on environmental, economic and community issues in the area are assessed against 16 key sustainable objectives.

*Section 1 of this report provides more detail on the AAP.*

### **What process has been taken to appraise the likely effects of the plan?**

The SA process consists of a series of steps:

- The first stage involves deciding on the key issues that the appraisal will focus on. It includes the preparation of a scoping report that highlights the key issues being considered early on in the AAP process.
- The next stages involve testing the likely impacts of the AAP on the environmental, economic and social issues set out in the scoping report. Usually there are a few different approaches that could be taken to guiding development. These are called options. The likely impacts of different options are tested and compared. The AAP is currently at this stage.
- At the third stage, the council undertakes a full sustainability appraisal of the preferred options.
- Once the plan has been agreed (adopted), its social, economic and environmental impacts will then be monitored through the council's annual monitoring report.

*Section 2 of this report provides more detail on the appraisal process.*

### **What sustainability issues are relevant to the area?**

The key sustainability issues relevant to the borough, which the AAP needs to address are:

Relatively high levels	Southwark is the 26 <sup>th</sup> most deprived local
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of deprivation	authority district in England (out of 354).
Employment inequalities and employment opportunities	Annual Population Statistics for 2005 show Southwark's working age employment rate (63.6%) is lower than the London average (65.1%) i.e. there are less people of eligible working age in employment in Southwark compared to the rest of London.  Statistics for the same period show that the Job seekers Claimant Count for Southwark (4.7%) is higher than the London average (4%).
Education, skills and training deprivation.	The Indices of Multiple Deprivation suggest that there are high levels of education, skills and training deprivation within Southwark (refer to Appendix 5 of the SA Scoping Report).
Health inequalities and noise nuisances	The Indices of Multiple Deprivation show that there are large areas in the borough where deprivation for health and disability is particularly high (refer to Appendix 7 of the SA Scoping Report).
High levels of crime and fear of crime	In Southwark 45% of residents feel safe at night and 89% of residents feels safe in the daytime.
Accessibility	Little comprehensive data has been identified relating to this issue. A recent review of tenants' halls in Southwark found that of the samples surveyed, none were fully compliant with the Disability and Discrimination Act.
Energy efficiency and use of renewable energy	Recent research undertaken found that the average household in Southwark consumes 21% more energy and produces 12% more CO2 than a standard 3 bedroom semi-detached house built to 1995 Building Regulations.
Poor air quality	The majority of Southwark is located within a designated Air Quality Management Area. This is a designation assigned by the London Borough of Southwark that means that UK air quality objectives for key pollutant gases are unlikely to be met.
Need to minimize waste arising and increase recycling rates	Recent improvements in the borough's recycling rate (20% in 2007/8) mean we have met out mandatory recycling targets but we are aiming for 30% by 2010.
Need for sustainable use of water resources	Water scarcity is a particularly acute problem in the South East region. Research has estimated that the average

	daily water consumption in Southwark is 160 litres per capita. OFWAT statistics demonstrate that this figure is higher than the national and western European average of (150litres).
Need to maintain and enhance open space and promote biodiversity.	Canada Water contains two large open spaces including Southwark Park which won the green flag award in 2006.
Need to preserve and enhance built heritage and the archaeological environment	Part of the Rotherhithe peninsula that borders the Thames has been designated as part of Southwark's archaeological priority zone.
Need to improve accessibility by public transport and minimize the need to travel by car	<p>Census data shows that between 1991-2001 there has been a shift in modes of transport use with more people now using train/tube (10%); buses/coaches (3%) and fewer people walking (-10%) and using their cars/motorcycles (-8%). Despite this, there is still a problem with congestion and pollution in large areas of the borough.</p> <p>There are proposals to significantly improve public transport infrastructure that will improve accessibility to and from Canada Water, particularly the Cross River Tram, the East London Line (currently underway) and improvements to the transport interchange at Elephant and Castle.</p>

*Section 5 of this report provides more detail on the sustainability issues relevant to the Canada Water AAP, and how these were identified.*

**What sustainability objectives were used to appraise the AAP?**

The likely impacts of the AAP are identified using a set of sustainability objectives. The objectives reflect the current social, economic and environmental issues affecting the area. These objectives are:

	<b>Sustainability objectives</b>
<b>SD01</b>	To tackle poverty and encourage wealth creation
<b>SD02</b>	To improve the education and skill of the population
<b>SD03</b>	To improve the health of the population
<b>SD04</b>	To reduce the incidence of crime and the fear of crime
<b>SD05</b>	To promote social inclusion, equality, diversity and community cohesion
<b>SD06</b>	To reduce contributions to climate change
<b>SD07</b>	To improve the air quality in Southwark
<b>SD08</b>	To reduce waste and maximise use of waste arising as a resource
<b>SD09</b>	To encourage sustainable use of water resources
<b>SD10</b>	To maintain and enhance the quality of land and soils
<b>SD11</b>	To protect and enhance the quality of landscape and townscape
<b>SD12</b>	To conserve and enhance the historic environment and cultural assets
<b>SD13</b>	To protect and enhance open spaces, green corridors and biodiversity
<b>SD14</b>	To reduce vulnerability to flooding
<b>SD15</b>	To provide everyone with the opportunity to live in a decent home
<b>SD16</b>	To promote sustainable transport and minimise the need to travel by car.

*Chapter 6 of this report provides more information on the sustainability objectives used and how they were identified.*

### **What were the findings of the appraisal?**

Firstly the interim SA tested the compatibility of the 16 sustainable development objectives. It found that these are compatible and do not contradict one another.

The interim SA then assessed the objectives and options of the Canada Water AAP against sixteen sustainability objectives. This assessment table can be found in Appendix 3. This assessment concludes that many of the objectives and options were sustainable in terms of impact, although for some, forms of mitigation would be required to reduce negative effects. Overall it became clear that many of the options that included an increase in development e.g. providing more homes, would result in negative effects upon climate change, water, energy, waste and flooding.

At the next stage of the AAP process, when preparing the preferred options, it will be important to take into account the possible negative effects of the AAP objectives and options to ensure that the preferred option is the most sustainable. To do this mitigation methods will have to be fully explored.

### **Next Steps**

At the next stage in the process, after consultation on the issues and options has taken place, the council will decide its preferred option. This interim SA will play an important role in preparing the preferred options. In preparing the preferred option, the council will undertake a full sustainability appraisal of the impacts of the chosen option. It will also set out a framework for monitoring the preferred options.

*Chapter 6 of this report provides more detail on the likely significant effects of the AAP.*

## **How to comment on this report**

This report is being published for informal public consultation alongside the Canada Water AAP Issues and Options Report from 18<sup>th</sup> November 2008 until 9<sup>th</sup> January 2009. Formal consultation will take place from 9<sup>th</sup> January 2009 until 20<sup>th</sup> February 2009.

Submissions commenting on the Interim SA are welcomed and should be addressed to:

By letter:  
Sukhie Chohan  
Planning Policy and Research Team  
Regeneration & Neighbourhoods Department  
London Borough of Southwark  
Chiltern, Portland Street, London SE17 2ES

By email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)  
By fax: 020 7525 5345

**The closing date for comments is 20th February 2009.** We may not be able to accept your comments if they are not received by 5pm 20<sup>th</sup> February 2009

## **SECTION 1. INTRODUCTION TO THE CANADA WATER AREA ACTION PLAN AND SUSTAINABILITY APPRAISAL**

### **1.1 What is this document?**

This document reports on the interim Sustainability Appraisal of the Canada Water Area Action Plan Issues and Options Paper. Sustainability appraisals assess the social, economic and environmental impact planning documents and development proposals.

Once adopted, the AAP will form part of the Southwark Local Development Framework. The AAP is being prepared to provide a vision for the future development of the Canada Water area and a plan that sets out how that vision will be achieved. The AAP will set out the council's requirements for the type of development that should take place in the area. Once agreed by the council the AAP will be a major consideration when making decisions on planning applications in the Canada Water area.

### **1.2 What is a Sustainability Appraisal?**

A Sustainability Appraisal (incorporating a Strategic Environmental Assessment) is carried out as part of the preparation of the AAP. This is to ensure that economic issues such as access to employment, social issues such as provision of leisure facilities and environmental issues such as walking and cycling are fully considered in preparation of the AAP. The first stage in undertaking a Sustainability Appraisal is to prepare a scoping report. This has already been prepared by the council and consultation has taken place. The scoping report set out the issues that need to be taken into account to make sure that they are all considered throughout the whole process of preparing the AAP. This document is the second stage of undertaking a Sustainability Appraisal which is carried out alongside the issues and options paper for the AAP. This is to ensure the continued consideration of the issues raised at the scoping report stage with specific regard to the development of possible options to address these issues.

### **1.3 Why do we need to carry out a sustainability appraisal?**

The Planning and Compulsory Purchase Act 2004 requires that a sustainability appraisal (SA) is carried out as part of the preparation of new plans, including AAPs. The purpose of a SA is to assess whether or not, and to what extent, a plan meets our objectives for achieving a sustainable community. In addition, the AAP falls within the definition of a 'plan or programme' under European Directive 2001/42. Because the AAP is likely to have significant environmental effects, it must also undergo a Strategic Environmental Assessment (SEA). The main purpose of an SEA is to predict what the likely significant effects of a draft plan will be on the environment and identify ways in which any negative effects can be overcome. Ways in which the actual effects of the plan will be measured and monitored, should it be adopted, are also identified as part of the SEA. The council has undertaken an SEA of the draft SPD as part of the sustainability appraisal. Taken together, the SA/SEA processes enable the social, environmental and economic implications of a plan to be assessed while it is being prepared, ensuring that sustainability is considered throughout the plan making process. For the purposes of simplicity, the term sustainability appraisal is used throughout this document to include both the SA and SEA processes.

## 1.4 What is the structure of this report?

This report is divided into 6 sections:

<b>Section 1</b>	Provides an overview of the need for the area action plan why we have prepared a sustainability appraisal report.
<b>Section 2</b>	Details the process used to undertake the SA.
<b>Section 3</b>	Outlines plans and strategies that are relevant to the area covered by the AAP that need to be taken into account.
<b>Section 4</b>	Outlines the information about Canada Water that we need to consider
<b>Section 5</b>	Presents a summary of sustainability issues relevant to the AAP.
<b>Section 6</b>	Presents the actual appraisal of the sets of options in the issues and options report.

## 1.5 Why do we need an Area Action Plan for Canada Water?

The London Plan and the Southwark Plan (Unitary Development Plan) are the planning documents that set out the planning policies for Rotherhithe at the moment. The London Plan (Draft Further Alterations) (September 2006), identifies Canada Water as an Area for Intensification (Policy 5D.3). 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.

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. Area Action Plans can 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 Area Action Plan will be part of Southwark's LDF. In consultation with the local community, the AAP will produce new planning policies for Rotherhithe so that future change in the area is planned and implemented effectively.

The proposed AAP boundary (Figure 1) covers the Canada Water Action Area (identified in the Southwark Plan) and the surrounding area. The AAP will identify a core area, where development will be focused, and a periphery. 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, the council has recently approved planning permission for the development of the library, and more development will 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.

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 issues such as the local economy and environmental issues. The main things 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, and 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.

## **1.6 What are the AAP objectives?**

The Canada Water AAP has the following objectives:

### *Shopping: A genuine town centre and local facilities*

- 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, including a reduction in parking provision in the shopping centre, public transport improvements, car clubs, 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.

### *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 facilities 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.

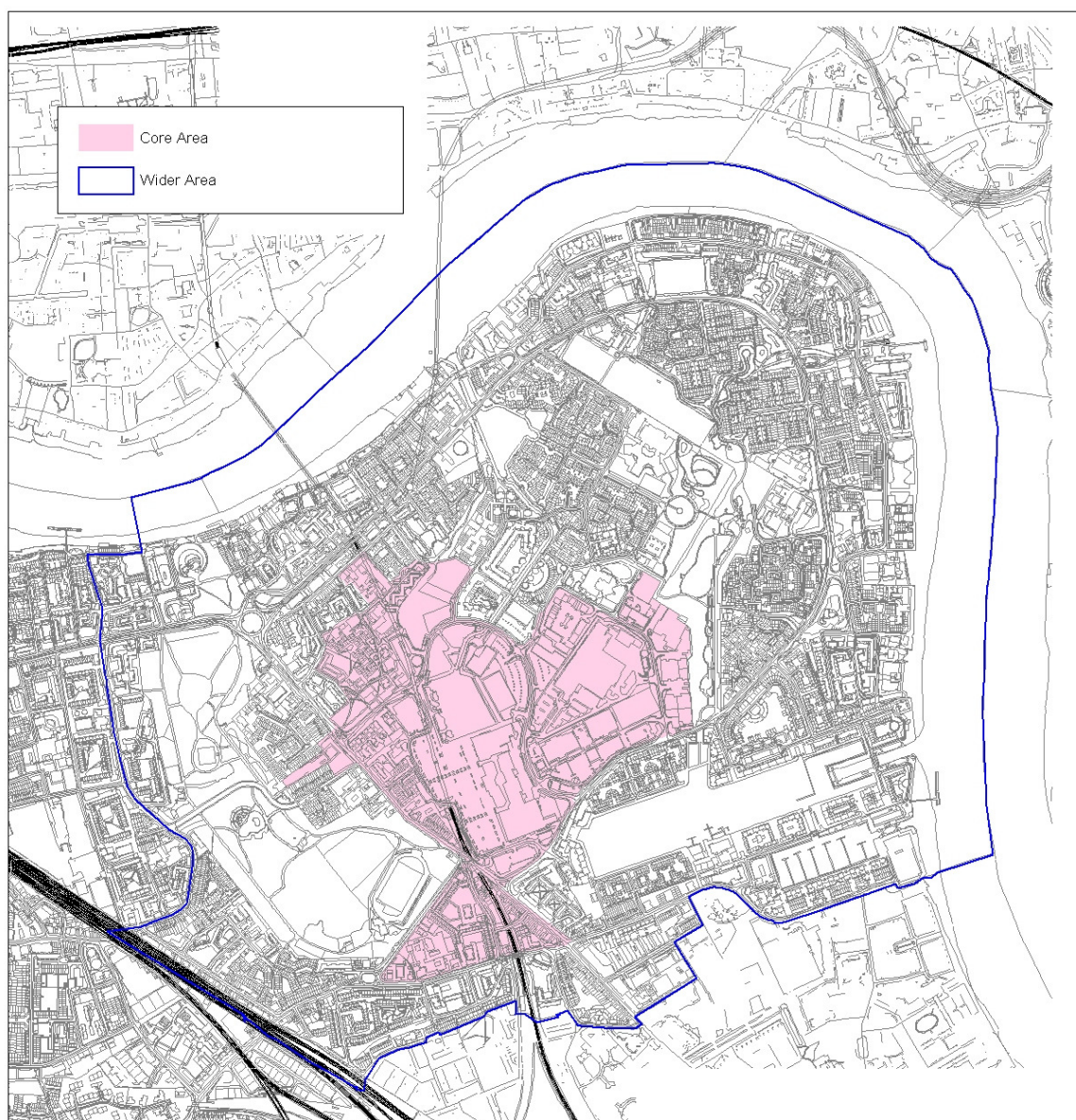
### *Homes: High quality homes*

- 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 better educational, health and community facilities which meet the needs of the growing population.
- C2 To provide more local employment opportunities.

**Figure 1: Canada Water Area Action Plan**



### **1.7 Consultation**

As part of the preparation of the AAP, community consultation will be carried out to make sure that local residents and stakeholders are informed of the future plans for Canada Water. The council will prepare a consultation strategy for the AAP setting out how consultation will take place and showing how this relates to the council's Statement of Community Involvement.

The council is also carrying out consultation on this Issues and Options Interim Sustainability Appraisal from 18<sup>th</sup> November 2008 to 20<sup>th</sup> February 2009.

Comments will be taken into account as part of the preparation of the AAP and particularly in the full Sustainability Appraisal/Statement of the AAP.

## SECTION 2. SUSTAINABILITY APPRAISAL METHODOLOGY AND TIMETABLE

A Sustainability Appraisal (incorporating a Strategic Environmental Assessment) is carried out as part of the preparation of the AAP. This is needed to assess what effects the AAP is likely to have on economic issues such as access to employment, social issues such as provision of leisure facilities and environmental issues such as walking and cycling. The aim is to make sure that these sustainability issues are considered from the start of preparing the AAP so that it produces the best possible results for the Canada Water Area.

There are four stages involved when carrying out a sustainability appraisal, this Issues and Options interim Sustainability Appraisal is the second stage in the process. Stage one of the process is now complete with consultation on the Sustainability Appraisal Scoping Report having taken place in spring. All comments received on the scoping report and the council's responses are set out in appendix 1 of this report. All of the stages in preparing the sustainability appraisal are set out in table 2.1 below:

**Table 2.1 – Stages of the SA**

Stages in undertaking a Sustainability Appraisal	Timetable
Stage 1: <ul style="list-style-type: none"> <li>• Preparing the sustainability appraisal scoping report</li> </ul>	Consultation on the scoping report took place from 17 March until 28 April 2008
Stages 2: <ul style="list-style-type: none"> <li>• Prepare a document which sets out the issues and potential options which might be included in the final AAP (<b>Issues and options document</b>).</li> <li>• An Interim Sustainability Appraisal report is prepared for consultation with the public along with the issues and options document.</li> </ul>	Consultation on the issues and options document and sustainability appraisal report will take place between 18 <sup>th</sup> November 2008 and 20 <sup>th</sup> February 2009.
Stage 3: <ul style="list-style-type: none"> <li>• Prepare a document which sets out the preferred options to be included in the final AAP (<b>Preferred options document</b>).</li> <li>• A full Sustainability Appraisal report is prepared for consultation with the public along with the preferred options document.</li> </ul>	Consultation on the preferred options document and sustainability appraisal report will take place between June 2009 & August 2009.
Stage 4: <ul style="list-style-type: none"> <li>• Publish submission version of the document and final Sustainability Statement</li> <li>• Once the AAP has been agreed by the council, its sustainability impacts will then be monitored through the council's annual monitoring report.</li> </ul>	Submission version to be published between November 2009 and February 2010 Monitoring the AAP will take place once the document is adopted in 2010 and will be carried out regularly.

### SECTION 3. RELATIONSHIP TO OTHER PLANS AND PROGRAMMES

The review of plans and programmes of relevance to the AAP and the collection of baseline information helps identify the issues which the AAP needs to address and enables a robust appraisal of their significant effects.

A detailed schedule of relevant documents was set out in Appendix 3 of the scoping report. A summary of the key messages of these documents is given at Table 3.1.

**Table 3.1 – Key messages of relevant plans and programmes**

Key messages	Key Documents	Key Sustainability Objectives
Meet the needs of all / tackle poverty social exclusion and deprivation improve education	UK: Sustainable Development Strategy, PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPS6 (Planning for Town Centres), PPG17 (Planning for Open Space Sports and Recreation), Future of Higher Education Act 2004. London: London Plan, Sustainable Communities Plan for London, Economic Development Strategy, Accessible London. Local: Community Strategy, UDP, Employment Strategy, Children's & Young People's Plan, Open Spaces Strategy, Housing Strategy, Canada Water SPG.	SDO 3, SDO 5, SDO 13, SDO 15, SDO 16
Sustainable economy and town centres	UK: Sustainable Development Strategy, PPS1 (Delivering Sustainable Development), PPS6 (Planning for Town Centres), London: Economic Development Strategy, Culture Strategy, London Plan. Local: UDP, Enterprise Strategy, Tourism Strategy, Canada Water SPG, Canada Water Masterplan.	SDO 1, SDO 16
High quality, safe urban environments	UK: PPS1 (Delivering Sustainable Development), PPG15 (Planning and Historic Environment), PPG16 (Archaeology and Planning), PPG17 (Planning for Open Space, Sports and Recreation), PPG24 (Planning and Noise), PPS25 (Development and Flood Risk). London: Accessible London, London Plan, Sustainable Communities Plan for London, Ambient Noise Strategy. Local: Community Strategy, UDP, LIP, Crime and Drugs Strategy, Children & Young People's Plan, Open Spaces Strategy, CAFE By Design, CAFE and English Heritage Tall Buildings guidance, Canada Water SPG, Design and Access Statements SPD, Canada Water Masterplan	SDO 11, SDO 12, SDO 13, SDO 14, SDO 16
Tackle congestion and promote sustainable transport	UK: DfT Transport Plan, PPS1 (Delivering Sustainable Development), PPG13 (Transport), PPS6 (Planning for Town Centres), PPS10 (Planning for Sustainable Waste Management). London: Transport Strategy, London Plan, Sustainable Communities Plan for London. Local: UDP, LIP, Canada Water SPG, Draft Sustainable Transport Planning SPD, Canada Water Masterplan, Rotherhithe Multi Modal Transport Study.	SDO 7, SDO 16
Reduce pollution	UK: Sustainable Development Strategy, PPS23 (Planning	SDO 7,

	and Pollution Control), DfT Transport Plan, PPG24 (Planning and Noise). London: London Plan, Air Quality Strategy, Local: UDP, Air Quality Management Plan, Contaminated Land Strategy, Canada Water SPG, Canada Water Draft Energy Scheme (Sites A&B)	SDO 9, SDO 10, SDO 16
Prudent use of resources / reduce/reuse waste	UK: Sustainable Development Strategy, PPS1 (Delivering Sustainable Development), PPS10 (Planning for Sustainable Waste Management), PPS22 (Renewable Energy). London: Energy Strategy, London Plan, Waste Management Strategy, London Remade Demolition Protocol. Local: Community Strategy, UDP, Climate Change Strategy, Waste Management Strategy, Canada Water SPG, Draft Sustainable Design and Construction SPD, Canada Water Draft Energy Scheme (Sites A&B).	SDO 6, SDO 8, SDO 9
Reduce greenhouse gas emissions	International: Kyoto Protocol. UK: Climate Change Programme, PPS1 (Delivering Sustainable Development), PPS22 (Renewable Energy). London: Energy Strategy, London Plan. Local: Community Strategy, UDP, Climate Change Strategy, Canada Water SPG, Draft Sustainable Design and Construction SPD, Canada Water Draft Energy Scheme (Sites A&B).	SDO 6
Adapt to climate change	UK: PPS1 (Delivering Sustainable Development), PPS25 (Development and Flood Risk). London: London Plan. Local: Climate Change Strategy, Canada Water SPG, Draft Sustainable Design and Construction SPD, Canada Water Draft Energy Scheme (Sites A&B).	SDO 14
Protect biodiversity / improve access to natural environment	EU: European Landscape Convention 2000, EU Sustainable Development Strategy 2006; UK: Sustainable Development Strategy, PPS1 (Delivering Sustainable Development), PPS9 (Biodiversity and Geological Conservation), PPG17 (Planning for Open Space, Sport and Recreation). London: Biodiversity Strategy, London Plan. Local: UDP, Biodiversity Action Plan, Open Spaces Strategy, Canada Water SPG, Draft Sustainable Design and Construction SPD, Canada Water Masterplan, Rotherhithe Leisure Facilities: Options Review.	SDO 13
Housing supply and affordability	UK: Communities Plan, PPS 3 Housing. London: London Plan, Mayor's Housing SPG, London Housing Strategy Local: UDP, Canada Water SPG, Housing Needs Survey, Southwark Community Strategy: 2006-16, Southwark Housing Strategy 2005-2010, Draft Affordable Housing SPG, Canada Water Masterplan.	SDO 12
Conservation and archaeology	UK: PPG15 (Planning and Historic Environment), PPG16 (Archaeology and Planning). London: London Plan Local: UDP, Canada Water SPG.	SDO 15

## SECTION 4. SOCIAL, ECONOMIC AND ENVIRONMENTAL CONTEXT

Data can be used to describe the current characteristics of an area and predict how it is likely to change in the future, with or without the AAP. We have collected data to describe the social, environmental and economic characteristics of the borough.

There is always a starting point that we use to describe an area, as it is now, and compare how it may change in the future. This is called the baseline. The baseline for this report was presented in Appendix 4 of the sustainability scoping report. The topics that this data covers are listed in table 4.1 below.

**Table 4.1 - Baseline Topics**

• Regeneration and Employment Opportunities
• Education
• Crime and Community Safety
• Health
• Social Inclusion and Community Cohesion particularly equalities issues
• Energy Efficiency and Renewable Energy
• Air Quality
• Waste Management
• Water Resources
• Soil and Land Quality
• Quality in Design
• Conservation of Historic Environment
• Open Space and Biodiversity
• Flood Risk
• Housing
• Sustainable Transport

The appraisal process has sought to compile a comprehensive list of up to date data in order to establish the baseline and identify the likely future without the AAP Issues and Options Report. However, in certain cases information was not currently collected, or was out of date. Appendix 4 of the scoping report clearly identifies where data is missing or is out of date.

## 5. MAIN SUSTAINABILITY ISSUES RELEVANT TO THE CANADA WATER AAP

This section sets out the main sustainability issues that need to be taken into consideration. These have been identified based on the baseline data and the messages of the relevant plans and strategies. The key sustainability issues are set out in table 5.1:

**Table 5.1 – Main sustainability issues relevant to the Canada Water AAP**

	<b>Evidence relating to sustainability issue</b>																																																									
N/A – Population information	<p>The total population of Rotherhithe is 23,357. As shown in the graph below there is a much higher proportion of people aged 20-34 living in Rotherhithe than compared to the rest of Southwark and conversely there is a lower proportion of people in the 0-19 and 35 plus age groups than in Southwark as a whole.</p> <div data-bbox="645 719 1812 1232"> <table border="1"> <caption>Age breakdown of Study Area compared to Southwark- Mid 2002 Estimate</caption> <thead> <tr> <th>Age group</th> <th>Study Area (%)</th> <th>Southwark (%)</th> </tr> </thead> <tbody> <tr><td>0-4</td><td>6.0</td><td>7.0</td></tr> <tr><td>5-9</td><td>5.5</td><td>6.5</td></tr> <tr><td>10-14</td><td>5.0</td><td>6.0</td></tr> <tr><td>15-19</td><td>4.5</td><td>5.5</td></tr> <tr><td>20-24</td><td>10.5</td><td>8.5</td></tr> <tr><td>25-29</td><td>16.0</td><td>11.0</td></tr> <tr><td>30-34</td><td>13.5</td><td>11.5</td></tr> <tr><td>35-39</td><td>10.0</td><td>10.5</td></tr> <tr><td>40-44</td><td>7.5</td><td>8.0</td></tr> <tr><td>45-49</td><td>5.5</td><td>6.0</td></tr> <tr><td>50-54</td><td>4.5</td><td>5.0</td></tr> <tr><td>55-59</td><td>3.5</td><td>4.0</td></tr> <tr><td>60-64</td><td>3.0</td><td>3.5</td></tr> <tr><td>65-69</td><td>2.5</td><td>3.0</td></tr> <tr><td>70-74</td><td>2.0</td><td>2.5</td></tr> <tr><td>75-79</td><td>1.5</td><td>2.0</td></tr> <tr><td>80-84</td><td>1.0</td><td>1.5</td></tr> <tr><td>85+</td><td>0.5</td><td>1.0</td></tr> </tbody> </table> </div> <p>The household composition in Rotherhithe is different in comparison with Southwark. There are far more single person households in Rotherhithe and far fewer families compared with Southwark as a whole. There are also less students and pensioners in Rotherhithe compared to the rest of Southwark.</p>	Age group	Study Area (%)	Southwark (%)	0-4	6.0	7.0	5-9	5.5	6.5	10-14	5.0	6.0	15-19	4.5	5.5	20-24	10.5	8.5	25-29	16.0	11.0	30-34	13.5	11.5	35-39	10.0	10.5	40-44	7.5	8.0	45-49	5.5	6.0	50-54	4.5	5.0	55-59	3.5	4.0	60-64	3.0	3.5	65-69	2.5	3.0	70-74	2.0	2.5	75-79	1.5	2.0	80-84	1.0	1.5	85+	0.5	1.0
Age group	Study Area (%)	Southwark (%)																																																								
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	<p>Rotherhithe has a significantly higher number of people of white ethnic origin compared to the rest of Southwark and it also has fewer people of ethnic minorities living there when compared to Southwark as a whole.</p>
<p><b>Regeneration and employment opportunities</b></p>	<p>Southwark is ranked as the 26<sup>th</sup> most deprived Local Authority area (1 being the most deprived) in England out of a total of 354 Local Authorities. Rotherhithe represents a mixture of deprivation, on the whole Rotherhithe ward is more deprived than Surrey Docks ward. Only 1 area within the AAP area is in the 10% most deprived and there are no areas in the 10% least deprived. On the whole, the areas next to the river tend to be less deprived than more inland areas, some areas being among the least deprived in Southwark. (See Appendix 5 of the SA Scoping Report) (English Indices of Deprivation, 2007).</p> <p>The working age employment rate in Rotherhithe is higher than the average for Southwark and the UK. Of those people employed who live in Rotherhithe, a higher proportion of people work in managerial and professional occupations in comparison with Southwark and the rest of the UK. (Census, 2001)</p> <p>The number of people claiming benefits in Rotherhithe is lower than the average for Southwark although there is a difference between the Surrey Docks and Rotherhithe wards. In Surrey Docks the number of benefit claimants is lower than the UK average whereas the total of benefits claimants in Rotherhithe ward is higher than the UK average. Of those claiming benefits, the highest proportion of claims is for job seekers allowance, incapacity and lone parents' benefits. These figures represent a divide in the study area between the Surrey Docks and Rotherhithe wards in terms of economic activity as although both wards have a high employment rate there are still differences between the two wards in terms of barriers to employment. This may be due to differences in the type of housing between the two wards as there is a higher amount of social housing in the Rotherhithe Ward compared to Surrey Docks (DWP, 2007)</p> <p>Rotherhithe provides approximately 39,000 sqm of retail floorspace, largely within the purpose built Surrey Quays shopping centre and more recently completed Surrey Quays Retail and Leisure Park. There are a significant number of comparison goods retailers in the centre and demand for floorspace is high. However the Surrey Quays shopping centre has an out-of-centre character with a significant amount of parking. These shopping facilities do not reflect the potential of the area to provide a genuine town centre function, given recent improvements in public transport accessibility. There are several large employers in the area including Harmsworth Quay printing works, Surrey Quays shopping centre and Tesco.</p>

	<b>Evidence relating to sustainability topic</b>
<b>Education</b>	<p>Rotherhithe is not within the 10% most deprived areas in terms of education, skills and training deprivation. The level of education, skills and training deprivation varies within the study area, with more deprivation in Rotherhithe ward than in Surrey Docks.</p> <p>There are seven primary schools in Rotherhithe. Their performance ranges from good to outstanding with the exception of Rotherhithe Primary School which has been rated as satisfactory (Ofsted).</p> <p>Bacon's College is the only secondary school in Rotherhithe and the school performs well, achieving significantly higher than average GCSE results when compared to results for the borough and higher results than the UK average. Bacon's college reports less unauthorised absence compared to the Southwark and UK averages.</p> <p>There is a need to provide additional schools in the area to meet the needs of the growing population. A site has been allocated in the Southwark Plan for a new school.</p>
<b>Crime and Community Safety</b>	<p>Crime deprivation varies within Rotherhithe. The majority of Rotherhithe is within the 10% most deprived in the borough in terms of crime whereas levels of crime deprivation are more varied in Surrey Docks. Again the riverside areas are the least deprived (in terms of crime) in Rotherhithe.</p>
<b>Health</b>	<p>Health and disability deprivation varies across the study area, the least deprived areas are in Surrey Docks ward, nearest to the river, whereas the most deprived areas are in the Rotherhithe ward. This follows the same overall pattern of levels of deprivation in the study area. No areas within Rotherhithe are in the 10% most deprived in terms of health and disability.</p> <p>The 2001 census reported that there is a higher than average proportion of people of good health in Rotherhithe compared to the UK and Southwark averages. Rotherhithe also has fewer people reporting poor health and limiting long-term illnesses than the Southwark and UK averages.</p> <p>There are four GP surgeries in the study area. The nearest hospitals are Guy's and St Thomas's in London Bridge.</p>
<b>Social Inclusion and Community Cohesion</b>	<p>This is included as a sustainability issue to ensure that no equality target groups are disproportionately affected by the AAP. An Equality Impact Assessment (EqIA) will be prepared early in the AAP process to inform the preparation of the Sustainability Appraisal Report. The findings of the EqIA will help to measure the potential effects of the Rotherhithe AAP, particularly in relation to the following equality target groups: Age, Disability, Faith/belief, Gender, Race and ethnicity, Sexual orientation. The demographic data has already shown that there are less people from ethnic minorities and fewer older people, than the Southwark average, living in the AAP area. This, and additional data on equalities groups, will provide useful information when preparing the EqIA.</p>

	<p>There is a number of existing faith centres in the area with temporary planning permission. The AAP will need to address the provision of faith centres.</p>
	<p><b>Evidence relating to sustainability topic</b></p>
<p><b>Energy efficiency and renewable energy</b></p>	<p>The Southwark Plan (2007) states that renewable energy technology should be incorporated into new developments and that 10% of the energy requirements for major developments should be generated from renewable energy. The London Plan states that boroughs should adopt a presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible</p> <p>A draft energy scheme has been prepared for sites A (north of Surrey Quays Road) and B (adjacent to the new library) at Rotherhithe (BBS Ltd, 2007). This sets out how a renewable energy scheme will be incorporated into the development of sites A and B. The proposal is to construct a single Energy Centre for sites A (north of Surrey Quays Road) and B (adjacent to the new Library) which will contain gas boilers, a CHP plant and a biomass boiler. An Energy Services Company will maintain the energy centre. The energy centre heat distribution system will be designed so that it can use heat from other sources such as a district heating system.</p> <p>The possible options for incorporating renewable energy technology (such as a Multi-Utility Services Company, water boreholes etc) into future development schemes in the AAP area needs to be considered. A wind turbine is currently being trialled as part of the Elephant and Castle regeneration project and data is being gathered on noise impacts and vibrations. The data will be used to inform any decisions about the possibility of wind technology in Rotherhithe.</p>
<p><b>Air quality</b></p>	<p>The entire AAP area is located in an Air Quality Management Area. This means that UK air quality objectives for levels of pollutant gases are unlikely to be met in this area.</p> <p>Any new development in the AAP area should not result in a reduction in air quality. The AAP should seek to implement this aim.</p>
<p><b>Waste management</b></p>	<p>The borough's recycling rate increased between 2006 and 2007 and we met our target of 20% in 2008. However the council's target for 2021 for recycling is 50% and this has not yet been achieved.</p> <p>The AAP process should contribute towards the achievement of this target.</p>
<p><b>Water resources</b></p>	<p>Rotherhithe has a number of valuable water resources that must be considered when preparing the AAP. The AAP</p>

	<p>area is a peninsula surrounded by the River Thames, therefore all of the riverside in the AAP area is designated in both the London and Southwark Plan's as part of the Thames Policy Area. This 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.</p> <p>The study area has a number of important water resources including Greenland Dock, Rotherhithe, Surrey Water and South Dock, all of which are designated in the Southwark Plan as Borough Open Land. This means that these sites will be protected against development.</p>
	<b>Evidence relating to sustainability topic</b>
<b>Soil and land quality</b>	<p>There are a number of protected landscape features in the AAP area. These are designated as Sites of Importance for Nature Conservation (SINCs) (see map in Appendix 11 of the SA Scoping Report)</p> <p>These sites must be protected in the AAP and the potential impact of any new development near these sites must be considered.</p>
<b>Quality in design</b>	<p>The need to ensure good quality design must be taken into consideration in the AAP. There may be opportunities for progressive design and also for design to improve legibility in the area. Design incorporating renewable energy technology, flood protection measures and protection of listed buildings and conservation areas will also be considered.</p>
<b>Conservation of the historic environment</b>	<p>There is one conservation area within the study area (St Mary's Rotherhithe). Any development in this area must be protected or enhanced the character or appearance of the Conservation Area.</p> <p>There are several listed buildings in the AAP area, any development should preserve these buildings and their historical or architectural features of interest. There is one building classified as a Listing Building at Risk in the study area, this is the Former Clare College Mission Church in Southwark Park.</p> <p>Part of the AAP area is within the strategic viewing corridor for St Paul's Cathedral. The impact of any new tall buildings in this area should be considered in terms of their impact on the viewing corridor.</p>
<b>Open space and biodiversity</b>	<p>There are a number of open spaces, parks and wildlife refuges in the study area and all of which contribute to biodiversity (see map in Appendix 11 of the SA Scoping Report). These sites must be protected in the AAP and the potential impact of any new development near these sites must be considered. Opportunities for green links between spaces will also be considered.</p>

	<p>There are varying levels of open space deficiency in the study area. In terms of local park deficiency the study area is not considered to be an area of high deficiency although certain locations nearest the river in Surrey Dock ward are considered to be in the highest deficiency category for district park deficiency.</p>
<p><b>Flood risk</b></p>	<p>The study area is protected by flood defences which can cope with 1 in 1000 year flood water levels in the River Thames. Without the flood defences parts of the study area closest to the river would have a 1 in 100 year chance of flooding from the Thames. Areas closer to the middle would have a lesser chance of flooding (between 1 in 100 and 1 in 1000 year chance).</p> <p>However there is a small chance that the flood defences could break during a flood event or water levels in the Thames rise higher than the height of the defences. A Strategic Flood Risk Assessment (SFRA) has been prepared for the borough which investigated what would happen in such an event. While the area is likely to flood relatively quickly given its proximity to the river, flooding would not be a high hazard to much of the area (including around the town centre) because of the depth and/or speed at which flood waters are likely to flow. Flooding of areas adjoining the river and along the western part of the study area would pose a high hazard.</p> <p>Flooding can also occur from other sources including drainage overflowing, water pipes bursting and soils becoming waterlogged. The risk of this could increase with climate change as storms become more frequent and severe. Appropriate drainage infrastructure is therefore important. Soils under area are Thames Gravels which are susceptible to groundwater flooding, though no evidence historically of this occurring. Gravels are more permeable and therefore provide more opportunities for sustainable urban drainage solutions.</p> <p>The study area also contains large bodies of water in the form of docks. The SFRA concludes that any failure of these structures will result in them draining into the river and so there is no risk of them flooding and causing harm to life or property.</p> <p>Future development in the study area will need to address flood risk. Certain vulnerable uses, such as housing, schools and emergency services, will need to be located away from high risk areas where possible. Ground floor and basement residential development (and other highly vulnerable uses) is not likely to be possible in the parts of the study area within flood zone 3 because of how quickly they could flood. The AAP process will need to consider the nature of flood risk and how development should be located and designed so that flooding would not pose a significant risk to life or property.</p>
<p><b>Housing</b></p>	<p>There is a wide variety of housing types in the study area. Rotherhithe ward has a higher proportion of local authority housing when compared to Surrey Docks whereas Surrey Docks has a higher proportion of private and Registered Social Landlord housing stock than Rotherhithe.</p>

	<p>House prices vary in the study area, the most expensive housing tends to be concentrated in Surrey Docks ward particularly on the riverside. In comparison the lower priced housing tends to be ex- local authority housing. There is an identified need for more affordable housing in Southwark and target is to ensure that 50% of all new housing in Southwark is affordable.</p> <p>There are 3 social housing estates in the study area with a total of 463 dwellings on all three estates; the Hawkstone (117 units), Canada (253 units) and Albion Estates (93 units). All of the housing estates are in Rotherhithe ward. Of the 463 dwellings, 350 (76%) are social rented, 94 (20%) are leasehold, 2 (0.5%) are freehold and 17 (3.5%) are commercial units. The Canada Estate has a mix of 79% social housing and 21% leasehold dwellings. The Albion Estate has a mix of 61% social housing, 18% leasehold, 18% commercial and 3% freehold. The Hawkstone Estate has a mix of 79% social housing and 21% leasehold.</p> <p>There is a need for more large family housing in Southwark. The dwelling sizes on the housing estates includes 2% studios, 16% 1 bedroom units, 35% 2 bedroom units, 41% 3 bedroom units and 6% 4 bedroom units.</p> <p>The Southwark Plan sets the threshold for affordable housing and mix of housing in the area. The AAP will consider the existing thresholds.</p>
<p><b>Sustainable Transport</b></p>	<p>Public transport in the majority of the study area is good. There are three underground stations, Canada Water, Surrey Quays and Rotherhithe. Surrey Quays and Rotherhithe station are both closed at the moment to enable the extension of the East London Line, This is expected to be complete by 2012. The jubilee line runs from Rotherhithe station.</p> <p>The area is also well connected by bus and cycle routes (see map in Appendix 12 of the SA Scoping Report).</p> <p>The creation of a pedestrian and cycle bridge to connect the Rotherhithe peninsula to the Isle of Dogs is currently being considered by Sustrans although no decision has been made as yet to decide if this will definitely go ahead.</p> <p>Part of the study area is designated in the Southwark Plan as a public transport accessibility zone (PTAZ). A PTAZ is considered to have a very high level of public transport accessibility compared to the rest of the borough and significant potential for new development and investment. The PTAZ has a public transport accessibility level (PTAL) of 6B (highest possible accessibility score) while the rest of the study area varies in terms of its PTAL score (see map in Appendix 10 of the SA Scoping Report).</p> <p>A multi-modal transport study (Mouchel, 2007) has recently been prepared for Rotherhithe which looks at the impact of future development on the transport infrastructure in the study area and around. The study tested the possible impacts of additional development at Rotherhithe based on the development of more housing on sites A to G. The results of the modelling indicated that, even with the extension to the East London Line and improvements to the road network, there</p>

	will be significant traffic congestion on the road network with additional development in Rotherhithe. This will need to be considered as part of the preparation of the AAP.
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## SECTION 6. SUSTAINABILITY APPRAISAL FRAMEWORK

### How have the likely impacts of the AAP been identified?

The likely impacts of the AAP Issues and Options Report are identified using a set of sustainability objectives and questions known as an “appraisal framework”. The objectives should be achieved by the AAP Issues and Options Report to make sure they benefit the environment, economy and community and mitigate any adverse impact, such as whether emissions of greenhouse gases will be reduced. The questions help to guide the assessment. The objectives reflect the current social, economic and environmental issues affecting the area and were consulted on as part of the scoping report. The objectives and questions are set out in table 6.1.

The objectives have been compared to check if they are compatible with one another, or if there is the possibility that achieving one objective could affect how we can achieve another. A table illustrating this is included at Appendix 2.

**Table 6.1 – Sustainability objectives and accompanying criteria**

Objective	Criteria Questions
<b>Regeneration and Employment Opportunities</b> SDO 1. To tackle poverty and encourage wealth creation	Will it create job opportunities?
	Will it encourage the retention and /or growth of local employment?
	Will it promote inward investment?
	Will it reduce the disparity with surrounding areas?
	Will it improve the range of employment opportunities?
<b>Education</b> SDO 2. To improve the education and skill of the population	Will it provide high quality education facilities? Particularly in areas of demonstrated educational deficiency?
	Will it provide opportunities to improve the skills of the population, particularly for young people and adults?
	Will it help fill key skills gaps?
<b>Crime and Community Safety</b> SDO 3. To reduce the incidence of crime and the fear of crime	Will it improve safety and security?
	Will it incorporate measures to reduce the fear of crime?
<b>Health</b> SDO 4. To improve the health of the population	Will it reduce health inequalities?
	Will it reduce the impact of noise nuisance and/or vibrations on the population?
<b>Social inclusion and Community Cohesion</b> SDO 5. To promote social inclusion, equality, diversity and community cohesion	Will it provide high quality accessible community facilities within the vicinity of people’s homes?
	Will it promote equality and diversity?
	Will it encourage people to meaningfully participate in local decisions?
<b>Energy Efficiency</b>	Will it achieve high standards of energy efficiency?

<b>Objective</b>	<b>Criteria Questions</b>
<b>and Renewable Energy</b> SDO 6. To reduce contributions to climate change	Will it encourage the generation and use of renewable energy?
<b>Air Quality</b> SDO 7. To improve the air quality in Southwark	Will it encourage a reduction in the journeys made by car?
	Will it help achieve the objectives of the Air Quality Management Plan?
	Will it encourage a reduction in the emission of key pollutants?
<b>Waste Management</b> SDO. 8 To reduce waste and maximise use of waste arising as a resource	Will it provide appropriate waste management infrastructure? e.g. integrated recycling facilities
	Will it promote the reduction of waste during construction / operation?
<b>Water Resources</b> SDO 9. To encourage sustainable use of water resources	Will it lead to a reduction in the quality of surface water/waterways?
	Will it reduce water consumption?
	Will it adopt technologies / infrastructure that will encourage the reuse of water / maximise water efficiency?
<b>Soil and Land Quality</b> SDO 10. To maintain and enhance the quality of land and soils.	Will it lead to a reduction in the quality of soils?
	Will it encourage the remediation of land identified as potentially contaminated?
<b>Quality in Design</b> SDO 11. To protect and enhance the quality of landscape and townscape	Will it enhance the quality and attractiveness of the built environment including the public realm?
	Will it have a negative impact on important strategic / local views?
<b>Conservation of Historic Environment</b> SDO 12. To conserve and enhance the historic environment and cultural assets	Will it preserve and where appropriate enhance the historic environment and cultural assets?
	Will it involve the loss of existing traditional features of interest that positively contribute to the character of the area?
<b>Open Space and Biodiversity</b> SDO 13. To protect and enhance open spaces, green corridors and biodiversity	Will it encourage development on previously developed land?
	Will it encourage the appropriate management or enhancement of existing open spaces or the creation of open spaces?
	Will it enhance public access to open space and nature?
	Will it promote the provision of high quality open space that caters for a variety of needs? Particularly in areas of regeneration?
	Will it help achieve the goals of the Biodiversity Action Plan?
<b>Flood Risk</b> SDO 14. To reduce vulnerability to	Will it minimise the risk of flooding to the development area? Will it adopt the principles of Sustainable Urban Drainage Systems?

Objective	Criteria Questions
<b>Housing</b> SDO 15. To provide everyone with the opportunity to live in a decent home	Will it contribute towards meeting housing need, in particular affordable housing and family homes?
	Will encourage the re-use of vacant dwellings?
	Will it contribute towards improving the quality of homes and the living environment?
<b>Sustainable Transport</b> SDO. 16 To promote sustainable transport and minimise the need to travel by car.	Will it reduce the need to travel, including the distance materials are transported?
	Will it improve accessibility in and around the borough by public transport; walking and cycling?
	Will it encourage the use of alternatively fuelled vehicles?

The objectives have also been examined to ensure they evenly cover environmental, social and economic issues. A table illustrating the coverage of the objectives is included at Appendix 2.

**Are the objectives of the AAP Issues and Option report compatible with the sustainability objectives?**

As a first step, the objectives of the AAP Issues and Options Report were compared with the sustainability objectives. This found that what the AAP is aiming for is consistent with the sustainability objectives, in particular those relating open space, energy and water. See Appendix 3.

**What are the alternatives to the AAP Issues and Option Report and how do these compare in sustainability terms?**

The next step involves identifying different planning options for the area. This is the current stage. The options are:

**Regeneration with a focus on homes**

**Regeneration with a focus on homes, shops, leisure and jobs**

More information on these is set out in appendix 5 of this document.

**Outcomes of the appraisal – what are the likely impacts of the options?**

This stage in the appraisal process involved a detailed testing of the options in the AAP Issues and Options report against the sustainability framework. The matrices which show the appraisal are set out in Appendix 4.

Firstly the interim SA tested the compatibility of the 16 sustainable development objectives. It found that these are compatible and do not contradict one another. The matrices which show the appraisal are set out in Appendix 2.

Secondly, the interim SA assessed the objectives of the Canada Water AAP against sixteen sustainability objectives. This assessment table can be found in Appendix 3. The assessment concluded that many of the options would have a positive impact, although for some options, forms of mitigation would be required to reduce

negative effects. Overall it became clear that many of the options that included an increase in development e.g. providing more homes, would result in some negative effects upon climate change, water, energy, waste and flooding.

Finally, the interim SA tested the options themselves against the sustainable development objectives. These assessment tables can be found in Appendix 4. The assessment concluded that many of the options would not have any negative effects, although for some options, forms of mitigation would be required, these are noted in the comments tables following each group of option assessments. The possible negative effects identified in assessing the objectives repeated themselves in assessing the options for the AAP.

Possible negative effects on climate change, water, energy, waste and flood risk all arose when considering options that would lead to an increase in development. These conclusions are founded on the simple premise that more buildings will result in higher water use and energy consumption, higher waste production, an overall increase in Carbon Dioxide emissions, more built form and a higher population in the flood zone.

In assessing some options, such as leisure, the lower investment option presented no negative effects in comparison to the sustainability objectives. Although, when assessing the high investment options the options presented some negative effects in terms of the climate change, water, energy and flood risk objectives. If the higher options are taken forward at the preferred options stage effective mitigation methods will need to be sought.

At the next stage of the AAP process, when preparing the preferred options, it will be important to take into account the possible negative and positive effects of the AAP objectives and options. Exploring mitigation methods will be a part of this. The AAP is aiming to develop high sustainability credentials throughout the regeneration of the Canada Water area and mitigation methods for reducing pollution and efficiently using resources are already an integral part of the Southwark's existing planning policy and will continue to be so as the plan develops.

Some mitigation methods have already been identified in this assessment to counteract the negative effects identified. These include:

Climate Change - This impact may be mitigated by new and existing residents of the Canada Water area using improved public transport to travel in and out of the area. This may reduce travel by private car. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.

Waste – An increase in the production of waste could be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of any redevelopment and new build.

Water – An increase in water use may be mitigated if water efficient technologies are installed in new and improved buildings.

Flood risk – This may be increased by an increase in hard surfacing within the flood zone and a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.



## APPENDIX 1 FEEDBACK ON THE SUSTAINABILITY APPRAISAL SCOPING REPORT

	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.	The council disagrees. 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).

	Name	Report section which representation refers to	Representation	Council s response
4.	GOL - SE London Plans and casework	Appendix 4	Appendix 4 considers baseline data in more detail. I could not see any reference to indicators which will form the basis for monitoring the objectives within the document.	Appendix 4 of the scoping report contained a list of indicators along with relevant baseline information for each. At the next stage (preferred options) the council 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.

	Name	Report section which representation refers to	Representation	Council s response
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 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.	Noted. The council will work with Thames Water to identify future infrastructure requirements.
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	Relevant Plans	Southwark have considered appropriate and suitable Plans, Programmes and	Noted.

	Name	Report section which representation refers to	Representation	Council s response
	England	and Policies	strategies that are relevant to this Document, and are in line with those that would be recommended by Natural England	
10.	English Heritage	Chapter 1	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 CABI 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).	Noted. A reference to the CABI 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.
11.	English Heritage	Chapter 2	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	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

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			distinctiveness. The appropriate information sources that should be 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>	AAP. In the interests of manageability and retaining a sharp focus on 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.	The council considers 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 in section 2 and the potential to highlight the wider opportunities and benefits that can be achieved through enhancement of the historic environment.	Noted. See comment on representation no. 12.
14.	English	General	Finally, English Heritage would strongly advise that the local authority's	Noted. The council's

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	Heritage		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.	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	<p>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.</p> <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</p>	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>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 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</p>	

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			<p>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 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 top 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</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</p>

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			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.	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.
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>	The council notes 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. The council agrees that it is fundamental that the AAP is founded on a sound evidence base.

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18.	Hawkstone TR&A		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 “cleverly” worded fudge that attracts our attention and reduces the level of trust in the document and its authors.	The council agrees that these matters are extremely important and must not be overlooked. The issues 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.

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20.	Hawkstone TR&A		<p>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.</p> <p>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.</p>	<p>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 designated a wider area is to ensure that changes in the core area are taken into account.</p>
21.	Hawkstone TR&A		<p>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”.</p>	<p>Noted. Part of the rationale behind preparing the AAP is to ensure that the wider impacts of development in the town centre are addressed. The council is 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</p>

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				the AAP will seek to reduce this barrier.
22.	Hawkstone TR&A		<p>Chapter 2</p> <p>Timetable</p> <p>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 refurbished after 5 years of delays, and withdrawn tenders, as the future of Hawkstone Road &amp; Cope Street etc. is repeatedly considered.</p>	<p>Noted. The council will come to a decision as quickly as possible on the Hawkstone. This process will be integrated into the preparation of the AAP. The council expects to decide on preferred options in May 09.</p>
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</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>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.</p> <p>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 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</p>	

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			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 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. The council is 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 TR&A		<p>Chapter 5.</p> <p>We would rearrange the order of statement “environment, economy and the</p>	Noted.

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			<p>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 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>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 (wider) areas, such as Southwark, London, England or the UK can</p>



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			<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>around estates will be considered during redevelopment.</p> <p>PTAL maps are drawn up through a methodology established by TFL. The council is 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 9: Noise Map</p> <p>The graphic image map appears to inaccurately chart the noise on our estates and provides a detailed computer imaged 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>The offer of additional information on noise is noted. The noise map does however give a 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</p>

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			<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 residents to engage with.</p>	issue which can be effectively dealt with by an AAP.
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</p>	Noted.

	Name	Report section which representation refers to	Representation	Council's response
			<p>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 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,</p>	Noted

	Name	Report section which representation refers to	Representation	Council s response
			<p>PPS3, PPS9, PPS23 and the London Plan (February 2008) –  Policy 4A.3 Sustainable design and construction  Policy 4A.9 Adaptation to Climate Change  Policy 4A.11 Living Roofs and Walls  Policy 4A.14 Sustainable drainage  Policy 4A.17 Water quality</p> <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 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</p>	

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30	Environment Agency	Waterfront development	<p><a href="http://www.london.gov.uk/thelondonplan/docs/londonplan08.pdf">http://www.london.gov.uk/thelondonplan/docs/londonplan08.pdf</a></p> <p>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 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>	Noted.

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			<p>The Council should seek to maintain and look for opportunities to enhance the setting of and increase space for the River Thames and its tributaries. In considering development proposals it will:</p> <ul style="list-style-type: none"> <li>a) Ensure the protection of landscape features that contribute to the setting of the rivers</li> <li>b) Seek to protect and enhance existing views of the rivers</li> <li>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</li> <li>d) Ensure that the quality of the water environment is maintained</li> <li>e) Seek opportunities to improve public access to and alongside the rivers and ensure that existing public access is maintained</li> </ul>	
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 increasing flood risk elsewhere. PPS25 states in paragraph 14 that:</p> <p style="text-align: center;"><i>'A sequential risk-based approach to determining the suitability of land for development in flood risk areas is central to the policy</i></p>	Noted. A sequential test will be carried out.

	Name	Report section which representation refers to	Representation	Council s response
			<p><i>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>LPAs 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> <ul style="list-style-type: none"> <li>a) Flood defences cannot be built to protect everything.</li> <li>b) The ongoing cycle of development and urban regeneration is a crucial opportunity to manage flood risk.</li> <li>c) Land for future flood risk management will be identified and protected by authorities.</li> </ul> <p>Work undertaken so far by Thames Estuary 2100 (TE2100) indicates that the</p>	Noted. Climate change is taken into account in the borough's strategic flood risk assessment.

	Name	Report section which representation refers to	Representation	Council's response
			<p>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"</i> page 211</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 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	SDO 4	Sustainable development indicator (i) is acceptable; however, sustainable	The comments on

	Name	Report section which representation refers to	Representation	Council s response
	Agency		<p>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 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> </ul>	<p>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 comments 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 of environmental, social and economic objectives, the additional questions have not been added.</p>

	Name	Report section which representation refers to	Representation	Council s response
			<ul style="list-style-type: none"> <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>	
34	Environment Agency	SDO9	<p>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 achieve an improvement in the quality of surface water)</p>	The comments on water quality are noted. The issues and options report contains options on water which include reduction in 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</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>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 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>	Noted. The council 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>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> <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</p>	Noted.

	Name	Report section which representation refers to	Representation	Council s response
			<p>advice prior to work commencing on site. Responsibility for the safe development and secure occupancy of the sites rest with the 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> <li>• The necessary environmental infrastructure to support both new and existing development needs to be in place</li> </ul>	Noted.
39	Environment Agency	Environmental outcomes	Development in Rotherhithe Area should be delivered to ensure the following outcomes are achieved:	Noted. These issues will be considered in

	Name	Report section which representation refers to	Representation	Council's response
			<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 efficiently 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>	preparing the plan.
40	Environment Agency		These matters will be considered in preparing the Plan.	Noted.
41	Environment Agency	Conclusion	The Environment Agency supports growth that can be supported by the necessary environmental infrastructure (for 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-">http://publications.environment-</a>	Noted.

	Name	Report section which representation refers to	Representation	Council's response
			<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612347/agency.gov.uk/pdf/GEHO0307BMCD-E-E.pdf">agency.gov.uk/pdf/GEHO0307BMCD-E-E.pdf</a> 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.	
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 following;  <u>SDO 6</u> To reduce contributions to Climate Change.  <u>SDO 11</u> To protect and enhance the quality of landscape and townscape, given its reference to the public realm.  <u>SDO 13</u> To protect and enhance open spaces, green corridors and biodiversity. The inclusion of green corridors is especially welcomed.  <u>SDO 16</u>	Noted.

	Name	Report section which representation refers to	Representation	Council s response
			To promote sustainable transport and minimise the need to travel by car.	
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 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.	Noted.

## APPENDIX 2 COMPATABILITY AND COVERAGE OF THE SUSTAINABILITY OBJECTIVES

Objective	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 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	✓				
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 sig. link  
 ? Depends on implementation

Most of the objectives are either compatible with one another, or there is no direct link between achieving them. SDO11 & 12 will usually be compatible with SDO6 & 8 but buildings that incorporate sustainable technologies (SDO6 & 8) such as wind turbines for example, may have negative effects upon the built environment and the historic character of an area (SDO11 & 12) depending on implementation. But, installing internal technologies or well designed external ones may not have negative impacts on the built environment.

**Table A2.2 - Coverage of SA Objectives**

Objective	Environmental	Social	Economic
SDO 1		✓	✓
SDO 2		✓	✓
SDO 3	✓	✓	✓
SDO 4	✓	✓	✓
SDO 5		✓	
SDO 6	✓	✓	✓
SDO 7	✓	✓	✓

<b>SDO 8</b>			
<b>SDO 9</b>			
<b>SDO 10</b>			
<b>SDO 11</b>			
<b>SDO 12</b>			
<b>SDO 13</b>			
<b>SDO 14</b>			
<b>SDO 15</b>			
<b>SDO 16</b>			

Most of the objectives cover environmental, social and economic issues, either directly or indirectly. For example, Sustainability Objective 6 (Energy Efficiency and Renewable Energy) 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 being encouraged to encourage energy efficiency may also improve the health of the population.

### APPENDIX 3 COMPATABILITY OF THE CANADA WATER AAP OBJECTIVES FOR THE AREA

Compatibility of the Canada Water AAP objectives (Full details. in section 1 ) with the sustainability objectives of the SA process (Full details in table 6.1, section 6).

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
S1		o				x		x	x	o				x		
S2	o	o				x		x	x	o		o	o	x	o	
L1	o	o	o			x	?	x	x	o		o		x	o	o
L2		o	o	o		x	o	x	x	o				x	o	o
P1	o	o				x		x	x	o				x	o	
P2	o	o				o		o	o					o	o	
P3	o	o				o		o	o					o	o	
P4	o	o	o	o	o		o			o		o	o			o
H1	o	o	o	o	o	x	o	x	x	o		o	o	x		o
H2	o	o	o	o	o	x	o	x	x	o		o	o	x		o
T1	o	o				o		o	o	o		o		o	o	
T2	o	o				o		o	o	o		o		o	o	
C1	o		o			x		x	x	o	o	o	o	x	o	o
C2		o	o	o	o	x		x	x	o	o	o	o	x	o	

Objective	SA Objective	Result	Comments
<b>S1 – P1, H1,H2,C1 &amp; C2</b>	<b>6</b>	<b>x</b>	Developing accommodation for various land uses such as retail, employment and residential use, will increase the number of buildings in the Canada Water area and could therefore contribute to climate change due to an increase in energy consumption. This impact may be mitigated by various means. Due to more central and accessible locations, residents and visitors may be able to travel by more sustainable means such as walking, cycling and using public transport. This may lead to a reduction in CO2 emissions from use of the private car. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
<b>L1</b>	<b>7</b>	<b>?</b>	Developing Canada Water as an area known for its excellent leisure and entertainment facilities may lead to an increase in private car journeys to and from the area as people from outside of the area become attracted to said facilities. On the other hand, if mixed regeneration options are implemented sustainable travel option such as cycling and using public transport may become more attractive due to improvements to relevant infrastructure. This may lead to a decrease in private car usage and therefore improve the air quality of Southwark.
<b>S1 – P1, H1,H2,C1 &amp; C2</b>	<b>8</b>	<b>x</b>	Developing accommodation for various land uses such as retail, employment and residential use, may increase the production of waste. This could be mitigated by providing the space for recycling and waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of the demolition and construction associated with redevelopment.
<b>S1 – P1, H1,H2,C1 &amp; C2</b>	<b>9</b>	<b>x</b>	Developing accommodation for various land uses such as retail, employment and residential use, will increase the number of buildings (and therefore people) in the area and could therefore increase water use. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
<b>S1 – P1, H1,H2,C1 &amp; C2</b>	<b>14</b>	<b>x</b>	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.

## APPENDIX 4 APPRAISAL OF THE CANADA WATER AAP OPTIONS

Compatibility of the Canada Water AAP options (Full details. Section 2.3 of the scoping report) with the sustainability objectives of the SA process (Full details in table 6.1, section 6).

### 1. SHOPPING: A GENUINE TOWN CENTRE AND NEIGHBOURHOOD HUBS

#### 1a. SHOPPING

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>		o	o	o	o	x	o	x	x	o		o	o	x	o	x
<b>Option B</b>		o		o		x		x	x	o			o	x	o	x

#### Sustainability objectives

- |  |  |   |
|--|--|---|
| 1. To tackle poverty and encourage wealth creation                         | 7. To improve the air quality in Southwark Council                 | 13. To protect and enhance open spaces, green corridors and biodiversity    |
| 2. To improve the education and skills of the population                   | 8. To reduce waste and maximize use of waste arising as a resource | 14. To reduce vulnerability to flooding                                     |
| 3. To reduce the incidence of crime and fear of crime                      | 9. To encourage sustainable use of water resources                 | 15. To provide everyone with the opportunity to live in a decent home       |
| 4. To improve the health of the population                                 | 10. To maintain and enhance the quality of land and soils          | 16. To promote sustainable transport and minimise the need to travel by car |
| 5. To promote social inclusion, equality, diversity and community cohesion | 11. To protect and enhance the quality of landscape and townscape  |   |
| 6. To reduce contributions to climate change                               | 12. To conserve the historic environment and cultural assets       |   |

## 1a. SHOPPING

Option	SA Objective	Result	Comments
Option A	6	x	Carrying out this option will increase the number of buildings in the area and could therefore contribute to climate change due to an increase in energy consumption. This impact may be mitigated by more shoppers travelling by sustainable means due to the improvements made to the walking links proposed alongside this shopping option. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
Option B	6	x	Carrying out this option will increase the number of buildings in the area and could therefore contribute to climate change. This may be due to an increase in embodied energy being required and a higher level of energy consumption. This impact may be mitigated by more shoppers travelling by sustainable means due to the improvements made to the walking links proposed alongside this shopping option. Also a reduction in car journeys made to retail centres further away may occur due to the increase in retail quality that could be put in place at Canada Water. New and improved shopping facilities may be able to take advantage of the opportunity to install CHP/district heating systems. These systems will be more financially viable with a proposed higher quantum of development. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
Option A	8	x	Carrying out this option could increase the production of waste. This may be mitigated by providing the space for recycling infrastructure.
Option B	8	x	Carrying out this option may increase the production of waste. This may be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of the demolition and construction of the shopping centre. Alongside this there may be potential to recycle any waste produced by demolition in line with the London Plan target of recycling 95% of demolition waste.

<b>Option A</b>	9	x	Carrying out this option could increase the number of buildings in the area and could therefore increase water use. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
<b>Option B</b>	9	x	Carrying out this option could increase the number of buildings in the area and could therefore increase water use. This impact may be mitigated if water efficient technologies are installed in new and improved buildings. One possible opportunity here may be to develop sustainable urban drainage systems (SUDs) when redeveloping the shopping areas in Canada Water. New buildings and streets could lead to higher levels of surface run off if not adequately mitigated.
<b>Option A</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This could be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.
<b>Option B</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. The redevelopment of the shopping centre and the development of the town centre may present an opportunity to place residential units proposed in the area at first floors and above, removing the most vulnerable population from the dangers of possible flooding. Flooding dangers could also be successfully mitigated by promoting SUDs in all suitable developments and ensuring buildings are flood resistant.
<b>Option A</b>	16	x	Carrying out this option could potentially have a negative impact on traffic generated in the area. This could be mitigated by reducing car parking provided to shoppers, improving cycle and walking routes and improving the quality of the public realm. The environment around the gyratory could also be improved to mitigate this potential impact.
<b>Option B</b>	16	x	Carrying out this option could potentially have a negative impact on traffic generated in the area. This could be mitigated by reducing car parking provided to residents, offering car share

			schemes, improving cycle and walking routes and improving the quality of the public realm. The environment around the gyratory could also be improved to mitigate this potential impact.
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## 1b. ALBION STREET

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>		o		o		x	o	x	x	o		o	o	x		o
<b>Option B</b>		o		o		x		x	x	o		o	o	x		

### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

## 1b. ALBION STREET

Option	SA Objective	Result	Comments
Option A	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption. This impact may be mitigated by new and existing residents shopping, socialising and working within the improved environment of Albion Street, reducing travel. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
Option B	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption. This impact may be mitigated by new and existing residents shopping, socialising and working within the improved environment of Albion Street, reducing travel. Also, more residents may travel by sustainable means due to the improvements made to the streetscape proposed in this option. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
Option A	8	x	Carrying out this option could increase the production of waste. This may be mitigated by providing the appropriate space for waste management and recycling.
Option B	8	x	Carrying out this option could increase the production of waste. This may be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of any new build. Alongside this there may be potential to recycle any waste produced by demolition in line with the London Plan target of recycling 95% of demolition waste.
Option A	9	x	Carrying out this option will increase the number of buildings in the area and could therefore increase water use. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
Option B	9	x	Carrying out this option will increase the number of buildings in the area and could therefore

			increase water use. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
<b>Option A</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.
<b>Option B</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.

## 2. TRANSPORT: IMPROVED CONNECTIONS

### 2a. WALKING AND CYCLING

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	o	o			o	o		o	o	o		o	o	o	o	
<b>Option B</b>	o	o			o	o		o	o	o		o	o	o	o	

#### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

## 2b. PUBLIC TRANSPORT

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	o	o	o	o	o	o		o	o	o	o	o	o	o	o	
<b>Option B</b>		o	o	o	o	o		o	o	o	o	o	o	o	o	

### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

## 2c. THE ROAD NETWORK AND CAR PARKING

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	o	o	o	o	o	o		o	o	o	o	o	o	o	o	
<b>Option B</b>		o	o	o	o	o		o	o	o	o	o	o	o	o	

### Sustainability objectives

- |  |  |   |
|--|--|---|
| 1. To tackle poverty and encourage wealth creation                         | 6. To reduce contributions to climate change                       | 11. To protect and enhance the quality of landscape and townscape           |
| 2. To improve the education and skills of the population                   | 7. To improve the air quality in Southwark Council                 | 12. To conserve the historic environment and cultural assets                |
| 3. To reduce the incidence of crime and fear of crime                      | 8. To reduce waste and maximize use of waste arising as a resource | 13. To protect and enhance open spaces, green corridors and biodiversity    |
| 4. To improve the health of the population                                 | 9. To encourage sustainable use of water resources                 | 14. To reduce vulnerability to flooding                                     |
| 5. To promote social inclusion, equality, diversity and community cohesion | 10. To maintain and enhance the quality of land and soils          | 15. To provide everyone with the opportunity to live in a decent home       |
|  |  | 16. To promote sustainable transport and minimise the need to travel by car |

### 3. LEISURE: A GREAT PLACE TO VISIT, TO RELAX IN AND HAVE FUN

#### 3a. LEISURE AND ENTERTAINMENT

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	o	o	o			o	o	o	o	o		o		o	o	o
<b>Option B</b>		o	o			x	o	x	x	o		o		x		o

#### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

### 3a. LEISURE AND ENTERTAINMENT

Option	SA Objective	Result	Comments
Option B	6	x	Carrying out this option may contribute to climate change due to an increase in energy consumption. This may be mitigated by ensuring any new development is built with high energy efficiency standards. There may be the opportunity to integrate grey water systems into this development to provide a non treatable water supply.
Option B	8	x	Carrying out this option may increase the production of waste. This could be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of the redevelopment of the Leisure centre. Alongside this there may be potential to recycle any waste produced by demolition in line with the London Plan target of recycling 95% of demolition waste.
Option B	9	x	Carrying out this option could increase the number of buildings in the area and could therefore increase water use. There may be the opportunity to integrate grey water systems into this development to provide a non treatable water supply. This impact may also be mitigated if water efficient technologies are installed in new and improved buildings.
Option B	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.

### 3b. TOURISM

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>x</b>		<b>x</b>	<b>x</b>	<b>o</b>				<b>x</b>	<b>o</b>	<b>o</b>
<b>Option B</b>		<b>o</b>		<b>o</b>	<b>o</b>	<b>x</b>		<b>x</b>	<b>x</b>	<b>o</b>				<b>x</b>	<b>o</b>	

#### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

### 3b. TOURISM

Option	SA Objective	Result	Comments
Option A	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption (if a new hotel is built in the town centre). This impact may be mitigated by visitors to the area travelling by walking or cycling (improvements to pedestrian and cycling facilities are proposed under this option). This may reduce travel by private car. Hotel users are also likely to use the tube due to the possible close proximity of the hotel in this option.
Option B	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption. This impact may be mitigated by visitors to the area travelling by walking or cycling (improvements to pedestrian and cycling facilities are proposed under this option). This may reduce travel by private car. Hotel users are also likely to use the tube due to the possible close proximity of the hotel in this option.
Option A	8	x	Carrying out this option could increase the production of waste (if a new hotel is built in the town centre). This could be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of the construction of a new hotel.
Option B	8	x	Carrying out this option could increase the production of waste. This could be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of the construction of a new hotel and shopping floorspace.
Option A	9	x	Carrying out this option could increase water usage. This impact may be mitigated if

			water efficient technologies are installed in the possible new hotel.
<b>Option B</b>	9	x	Carrying out this option could increase water usage. This impact may be mitigated if water efficient technologies are installed in new buildings. Increased activity in and around the docks may also lead to more maintenance of the docks which in turn could help develop the quality of the waterways.
<b>Option A</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.
<b>Option B</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.

## 4. PLACES: BETTER AND SAFER STREETS, SQUARES AND PARKS

### 4a. BUILDING HEIGHTS

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>		o		o	o	x	o	x	x	o	?	?	o	x		
<b>Option B</b>		o		o	o	x	o	x	x	o	?	?	o	x		

#### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

#### 4a. BUILDING HEIGHTS

Option	SA Objective	Result	Comments
Option A	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption. This impact may be mitigated by residents and visitors of new developments travelling by walking, cycling or public transport (close proximity to the tube is proposed under this option). This may reduce travel by private car. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
Option B	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption. This impact may be mitigated by residents and visitors to new developments travelling by walking, cycling or public transport (close proximity to the tube is proposed under this option). This may reduce travel by private car. Further development of a sustainable community may arise from this option due to increased funding and investment for community facilities and public realm improvements. Carrying out this option may also allow developments to take advantage of the opportunity to install CHP/district heating systems. These systems will be more financially viable with a proposed higher quantum of development. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
			[REDACTED]
Option A	8	x	Carrying out this option could increase the production of waste. This could be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of the construction of new tall buildings.
Option B	8	x	Carrying out this option could increase the production of waste. This could be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of the construction of new tall buildings.

			Alongside this there may be potential to recycle any waste produced by demolition in line with the London Plan target of recycling 95% of demolition waste.
<b>Option A</b>	9	x	Carrying out this option could increase water usage. This impact may be mitigated if water efficient technologies are installed in new and improved buildings. Increased activity in and around the Canada Water may also lead to more maintenance of the docks which in turn could help develop the quality of the waterways.
<b>Option B</b>	9	x	Carrying out this option could increase water usage. This impact may be mitigated if water efficient technologies are installed in new and improved buildings. Increased activity in and around the Canada Water may also lead to more maintenance of the docks which in turn could help develop the quality of the waterways.
<b>Option A</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.
<b>Option B</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.

## 4b. NETWORK OF OPEN SPACES

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	<b>o</b>	<b>o</b>				<b>o</b>		<b>o</b>	<b>o</b>						<b>o</b>	
<b>Option B</b>	<b>o</b>	<b>o</b>				<b>o</b>		<b>o</b>							<b>o</b>	

### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

## 4c ENERGY AND WATER

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	o	o	o	o	o			o		o	o	o	o			o
<b>Option B</b>	o	o	o	o	o			o		o	o	o	o			o

### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

## 5. HOMES: HIGH QUALITY HOMES

### 5a. HOUSING

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>		o		o	?	x	o	x	x	o		o		x		o
<b>Option B</b>		o		o	?	x	o	x	x	o		o		x		

#### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

## 5a. HOUSING

Option	SA Objective	Result	Comments
<b>Option A</b>	5	?	Carrying out this option could potentially have a negative impact on the areas community. Introducing more homes could make the area more transient and local people may find it difficult to access housing due to affordability. This could be mitigated by providing affordable homes, local employment opportunities, improved and new community facilities and upgraded open spaces.
<b>Option B</b>	5	?	Carrying out this option could potentially have a negative impact on the areas community. Introducing more homes could make the area more transient and local people may find it difficult to access housing due to affordability. This could be mitigated by providing affordable homes, local employment opportunities, improved and new community facilities and upgraded open spaces.
<b>Option A</b>	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption. This impact may be mitigated by new and existing residents of the area travelling by walking or cycling .
<b>Option B</b>	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption. An opportunity also exists to consider requesting greater carbon reductions from newly built homes to compensate for possible increased energy use, e.g. a 44% reduction as per the requirements of the Coode for Sustainable Homes Level 4.
<b>Option A</b>	8		Carrying out this option could increase the production of waste. This may be mitigated by providing the appropriate waste management infrastructure.
<b>Option B</b>	8	x	Carrying out this option could increase the production of waste. This may be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to

			mitigation of the initial negative effects of the construction of new residential accommodation. Alongside this there may be potential to recycle any waste produced by demolition in line with the London Plan target of recycling 95% of demolition waste.
<b>Option A</b>	9	x	Carrying out this option could increase water usage. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
<b>Option B</b>	9	x	Carrying out this option could increase water usage. This impact may be mitigated if water efficient technologies are installed in new and improved buildings. One possible option for this on larger residential schemes could be the development of grey water systems to reduce the amount of treated water that is used.
<b>Option A</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.
<b>Option B</b>	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. There may also be a need for a sequential approach to be taken when considering sites that will include residential development outside of the core area – this will help to demonstrate that an area is safe for housing. Flood dangers may also be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.
<b>Option A</b>	16	x	Carrying out this option could potentially have a negative impact on traffic generated in the area. This could be mitigated by reducing car parking provided for residents,

			introducing car share schemes, improving cycle and walking routes and improving the quality of the public realm. The environment around the gyratory could also be improved to mitigate this potential impact.
<b>Option B</b>	16	x	Carrying out this option could potentially have a negative impact on traffic generated in the area. This could be mitigated by reducing car parking provided to residents, offering car share schemes, improving cycle and walking routes and improving the quality of the public realm. The environment around the gyratory could also be improved to mitigate this potential impact.

## 5b. AFFORDABLE HOUSING

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	o	o	o	o		o	o	o	o	o	o	o	o	o		o
<b>Option B</b>	o	o	o	o		o	o	o	o	o	o	o	o	o		o

### Sustainability objectives

- |  |  |   |
|--|--|---|
| 1. To tackle poverty and encourage wealth creation                         | 6. To reduce contributions to climate change                       | 11. To protect and enhance the quality of landscape and townscape           |
| 2. To improve the education and skills of the population                   | 7. To improve the air quality in Southwark Council                 | 12. To conserve the historic environment and cultural assets                |
| 3. To reduce the incidence of crime and fear of crime                      | 8. To reduce waste and maximize use of waste arising as a resource | 13. To protect and enhance open spaces, green corridors and biodiversity    |
| 4. To improve the health of the population                                 | 9. To encourage sustainable use of water resources                 | 14. To reduce vulnerability to flooding                                     |
| 5. To promote social inclusion, equality, diversity and community cohesion | 10. To maintain and enhance the quality of land and soils          | 15. To provide everyone with the opportunity to live in a decent home       |
|  |  | 16. To promote sustainable transport and minimise the need to travel by car |

## 5c. BEDROOM MIX

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	o	o	o	o	o	o	o	o	o	o	o	o	o	o		o
<b>Option B</b>	o	o	o		o	o	o	o	o	o	o	o	o	o		o

### Sustainability objectives

- |   |   |  |
|---|---|--|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> </ol> | <ol style="list-style-type: none"> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|---|--|

## 6. COMMUNITY: ENHANCED SOCIAL AND ECONOMIC OPPORTUNITIES

### 6a. BUSINESS FLOORSPACE AND JOBS

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>			o	o	o	o	x	x	x	o	o	o	o	o	o	x
<b>Option B</b>			o	o	o	x		x	x	o	o	o	o	x	o	

#### Sustainability objectives

- |   |  |   |
|---|--|---|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> </ol> | <ol style="list-style-type: none"> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> <li>11. To protect and enhance the quality of landscape and townscape</li> </ol> | <ol style="list-style-type: none"> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|--|---|

## 6a. BUSINESS FLOORSPACE AND JOBS

Option	SA Objective	Result	Comments
Option B	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption. This impact may be mitigated by employees travelling to work by walking or cycling (town centre locations are proposed under this option). Where new build is proposed the aim will be to include sustainability measures in new buildings to reduce CO2 emissions and provide ecological benefits (reduce water usage for example).
Option A	7 & 16	x	Existing business units are not located within easy reach of public transport, this may lead to an increase in car use if re-provision is carried out.
Option A	8	x	Carrying out this option may increase the production of waste. This could be mitigated by providing the appropriate waste management infrastructure.
Option B	8	x	Carrying out this option may increase the production of waste. This could be mitigated by providing the appropriate waste management infrastructure. Alongside this there may be potential to recycle any waste produced by any possible demolition in line with the London Plan target of recycling 95% of demolition waste.
Option A	9	x	Carrying out this option could increase water usage. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
Option B	9	x	Carrying out this option could increase water usage. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
Option B	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable

			urban drainage systems in all suitable developments and ensuring buildings are flood resistant.
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## 6b. CHILDRENS SERVICES

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A: One Option</b>			<b>o</b>			<b>x</b>	<b>o</b>	<b>x</b>	<b>x</b>	<b>o</b>		<b>o</b>	<b>o</b>	<b>x</b>	<b>o</b>	<b>o</b>

### Sustainability objectives

- |  |  |   |
|--|--|---|
| 1. To tackle poverty and encourage wealth creation                         | 6. To reduce contributions to climate change                       | 11. To protect and enhance the quality of landscape and townscape           |
| 2. To improve the education and skills of the population                   | 7. To improve the air quality in Southwark Council                 | 12. To conserve the historic environment and cultural assets                |
| 3. To reduce the incidence of crime and fear of crime                      | 8. To reduce waste and maximize use of waste arising as a resource | 13. To protect and enhance open spaces, green corridors and biodiversity    |
| 4. To improve the health of the population                                 | 9. To encourage sustainable use of water resources                 | 14. To reduce vulnerability to flooding                                     |
| 5. To promote social inclusion, equality, diversity and community cohesion | 10. To maintain and enhance the quality of land and soils          | 15. To provide everyone with the opportunity to live in a decent home       |
|  |  | 16. To promote sustainable transport and minimise the need to travel by car |

## 6b. CHILDRENS SERVICES

Option	SA Objective	Result	Comments
Option A	6	x	Providing a new secondary school (and other possible associated developments) on any of the possible sites could contribute to climate change due to an increase in energy consumption. The AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
Option A	8	x	Providing a new secondary school (and other possible associated developments) on any of the possible sites could increase the production of waste. This may be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of the construction of the new school section. Alongside this there may be potential to recycle any waste produced by any possible demolition in line with the London Plan target of recycling 95% of demolition waste.
Option A	9	x	Providing a new secondary school (and other possible associated developments) on any of the possible sites could increase water usage. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
Option A	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This may be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.

## 6c. HEALTH

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A: One option</b>	<b>o</b>	<b>o</b>	<b>o</b>			<b>x</b>	<b>o</b>	<b>x</b>	<b>x</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>x</b>	<b>o</b>	<b>o</b>

### Sustainability objectives

- |  |  |   |
|--|--|---|
| 1. To tackle poverty and encourage wealth creation                         | 6. To reduce contributions to climate change                       | 11. To protect and enhance the quality of landscape and townscape           |
| 2. To improve the education and skills of the population                   | 7. To improve the air quality in Southwark Council                 | 12. To conserve the historic environment and cultural assets                |
| 3. To reduce the incidence of crime and fear of crime                      | 8. To reduce waste and maximize use of waste arising as a resource | 13. To protect and enhance open spaces, green corridors and biodiversity    |
| 4. To improve the health of the population                                 | 9. To encourage sustainable use of water resources                 | 14. To reduce vulnerability to flooding                                     |
| 5. To promote social inclusion, equality, diversity and community cohesion | 10. To maintain and enhance the quality of land and soils          | 15. To provide everyone with the opportunity to live in a decent home       |
|  |  | 16. To promote sustainable transport and minimise the need to travel by car |

## 6c. HEALTH

Option	SA Objective	Result	Comments
Option A	6	x	Developing a new health facilities could contribute to climate change due to an increase in energy consumption. This impact may be mitigated by employees and users travelling to the site by walking, cycling or public transport. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
Option A	8	x	Developing new health facilities could increase the production of waste. This may be mitigated by providing the appropriate waste management infrastructure.
Option A	9	x	Developing new health facilities could increase water usage. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
Option A	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This could be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.

## 6d. POLICE

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A: One option</b>	<b>o</b>	<b>o</b>		<b>o</b>		<b>o</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>o</b>	<b>x</b>	<b>o</b>	<b>o</b>

### Sustainability objectives

- |  |  |   |
|--|--|---|
| 1. To tackle poverty and encourage wealth creation                         | 6. To reduce contributions to climate change                       | 11. To protect and enhance the quality of landscape and townscape           |
| 2. To improve the education and skills of the population                   | 7. To improve the air quality in Southwark Council                 | 12. To conserve the historic environment and cultural assets                |
| 3. To reduce the incidence of crime and fear of crime                      | 8. To reduce waste and maximize use of waste arising as a resource | 13. To protect and enhance open spaces, green corridors and biodiversity    |
| 4. To improve the health of the population                                 | 9. To encourage sustainable use of water resources                 | 14. To reduce vulnerability to flooding                                     |
| 5. To promote social inclusion, equality, diversity and community cohesion | 10. To maintain and enhance the quality of land and soils          | 15. To provide everyone with the opportunity to live in a decent home       |
|  |  | 16. To promote sustainable transport and minimise the need to travel by car |

**6e. POLICE**

Option	SA Objective	Result	Comments
Option A	14	x	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This could be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.

## 6f. FAITH PREMISES, YOUTH FACILITIES AND MEETING HALLS

“ ’ = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not known i.e. there is an impact but not known if it is positive or negative impact

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Option A</b>	o	o	o	o		o	o	o	o	o	o	o	o	o	o	o
<b>Option B</b>	o	o	o	o		x		x	x	o	o	o	o	x	o	

### Sustainability objectives

- |   |  |   |
|---|--|---|
| <ol style="list-style-type: none"> <li>1. To tackle poverty and encourage wealth creation</li> <li>2. To improve the education and skills of the population</li> <li>3. To reduce the incidence of crime and fear of crime</li> <li>4. To improve the health of the population</li> <li>5. To promote social inclusion, equality, diversity and community cohesion</li> <li>6. To reduce contributions to climate change</li> <li>7. To improve the air quality in Southwark Council</li> <li>8. To reduce waste and maximize use of waste arising as a resource</li> </ol> | <ol style="list-style-type: none"> <li>9. To encourage sustainable use of water resources</li> <li>10. To maintain and enhance the quality of land and soils</li> <li>11. To protect and enhance the quality of landscape and townscape</li> <li>12. To conserve the historic environment and cultural assets</li> <li>13. To protect and enhance open spaces, green corridors and biodiversity</li> <li>14. To reduce vulnerability to flooding</li> <li>15. To provide everyone with the opportunity to live in a decent home</li> </ol> | <ol style="list-style-type: none"> <li>16. To promote sustainable transport and minimise the need to travel by car</li> </ol> |
|---|--|---|

## 6f. FAITH PREMISES, YOUTH FACILITIES AND MEETING HALLS

Option	SA Objective	Result	Comments
Option B	6	x	Carrying out this option could contribute to climate change due to an increase in energy consumption. This impact may be mitigated by users travelling to the site by walking, cycling or public transport. In addition the AAP will aim to ensure all new development is built with energy efficiency and overall ecological sustainability in mind.
Option B	8	x	Carrying out this option could increase the production of waste. This may be mitigated by providing the appropriate waste management infrastructure. The promotion of a reduction in the amount of waste materials produced during construction could also lead to mitigation of the initial negative effects of the construction of the new community hub. Alongside this there may be potential to recycle any waste produced by demolition in line with the London Plan target of recycling 95% of demolition waste.
Option B	9	x	Carrying out this option could increase water usage. This impact may be mitigated if water efficient technologies are installed in new and improved buildings.
Option B	14	X	The wider development area is within the high flood risk zone and the core development area is within the medium flood risk zone (as per the Southwark SFRA). This means that any development may increase hard surfacing within a flood zone and may lead to a higher concentration of population. This could be successfully mitigated by promoting sustainable urban drainage systems in all suitable developments and ensuring buildings are flood resistant.

## **APPENDIX 5          DETAILS OF THE CWAAP OPTIONS**

### **Regeneration with a focus on homes (bringing improvements in the town centre)**

- 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. There would be a small increase in shopping space but the catchment area of the shops would not change.
- The Seven Islands Leisure Centre could be refurbished. The council will do its best to keep the Seven Islands Leisure Centre operating. However, at some time the centre will require substantial investment which the council cannot presently afford and without which it may not be possible to keep the centre open.
- 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 could be built on site A (to the north of Surrey Quays Road).
- Small scale improvements could be made to the road network to help ease the pressure on some of the junctions on Lower Road. Some streetscape improvements could be made to Lower Road, Albion Street and in St Mary's conservation area. The funding will need to be found for this.
- Key pedestrian and cycle links in and around the town centre could be improved and a new green link could be created between Southwark Park and Russia Dock Woodland. The funding will need to be found for this.
- New homes could be built on most development sites in the core area.
- No council owned estates would be redeveloped on the peninsula. There are flats in a number of estate blocks in the area, such as those on the Hawkstone Estate in the low rise accommodation and John Kennedy House, which do not meet Southwark decent homes standard. We are prioritising works according to the council's new stock condition survey. It is unclear at this point when these works will be scheduled on the Hawkstone Estate.
- Southwark will work with landowners to identify other potential developments sites outside the core area.

### **Regeneration with a focus on homes, shops, leisure and jobs (bringing improvements in the town centre and wider peninsula)**

- 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. This would help strengthen Southwark's economy,

encourage more people to shop locally, and would create a network of spaces for people to visit and use.

- We could take advantage of opportunities in the wider peninsula to provide more convenience shops.
- Improvements could 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 could be provided.
- There could 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. As Lower Road is located on the borough's Strategic Road Network this will require permission from Transport for London. Funding may also be sought from
- Transport for London to support these improvements.
- 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 will be more new housing of all tenures than in option A.
- There could be more regeneration of estates on the peninsula in this option depending on feedback from the consultation on the issues and options paper and the capacity to undertake the rebuilding of estates.
- 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 could 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) to help them provide goods and services to businesses in places like Canary Wharf and London Bridge.
- If there are other estates which you think could be considered for redevelopment, you should let us know on the questionnaire.

## Improvements common to both options

- A new secondary school will be built in the area. Possible sites include St Pauls playing field, the Quebec Industrial Estate and Rotherhithe Primary School. St Paul's Fields is large enough to provide a new secondary school and Southwark owns the site. For these reasons it has not been discarded as an option. However, it is some distance from the core Canada Water area, so would have very minimal investment benefit for the town centre. Although improvements are currently being carried out to Mellish Fields, the council would need to demonstrate to the Government and Mayor that the St Pauls site is surplus to open space requirements.
- The Southwark Plan identifies the Quebec Industrial Estate as a potential education site. This site is large enough to provide all the necessary facilities. The school would have easy access to Russia Dock Woodland and the watersports facilities in Greenland Dock. However, Southwark does not own the site and would have to purchase the land, which would impact on the funding available to build the school.
- The Rotherhithe site option could streamline resources for both Rotherhithe Primary School and new secondary school and provide students with access to a greater range of facilities than they could access in a single school. Both schools would work in a complementary way with the sports facilities in Southwark Park.
- The Council will sell a strip of land to raise finance for Albion school and to create a link through to the river Thames.
- The council will work with the PCT to provide new health facilities.
- We would protect shops, tourism and community facilities located in the wider peninsula, including the area around St Mary's Church.
- We will also improve the sports facilities in Southwark Park, by upgrading the running track, providing a new gym, changing facilities, and new multi-use games areas.
- New sports facilities would be provided in a new secondary school
- New local service delivery, co-locating council services, could be located in Rotherhithe library or on land to the north of Surrey Quays road (site A). If these services are on the Rotherhithe library site, organisations in the voluntary and community sector (VCS) could potentially be collocated there. It could also be part of a mixed use development including residential or retail.

## 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** are 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)** is a portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

**London Plan** A 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)** is 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 Southwark Plan Policies should be consistent with.

**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.

**Renewable Sources** See "Renewable Energy"

**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”





