

Peckham and Nunhead Area Action Plan

**Issues and Options Interim Sustainability Appraisal Report
March 2009**

PROPOSED TIMETABLE FOR CONSULTATION AND HOW TO COMMENT

| CONSULTATION | TIMETABLE |
|---|--------------------------|
| Consultation on Issues and Options Report and Interim Sustainability Appraisal Report | 30 March to 25 May 2009 |
| Consultation on Preferred Options Report and Sustainability Appraisal of Preferred Options | June to September 2009 |
| Publish final version of the Peckham Area Action Plan accompanied by a final Sustainability Statement | October to December 2009 |

HOW TO COMMENT ON THIS REPORT

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Formal consultation on this document begins 30 March 2009. All comments must be received by 5pm Monday 25 May 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 |
| AAP | Area Action Plan |
| SPD | Supplementary Planning Document |
| SPG | Supplementary Planning Guidance |
| UDP | Unitary Development Plan |

NON TECHNICAL SUMMARY

A Sustainability Appraisal (SA) has been carried out to predict the likely social, economic and environmental impacts of different planning options for Peckham. In doing so, we have assessed the extent to which different sets of options will contribute towards the borough's objectives for achieving a sustainable community.

What planning documents are being tested?

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

Some of the issues the plan will consider include promoting the area's status as a creative hub, providing homes, affordable business space, providing community facilities and things for people to do places to visit in the town centre.

A copy of the issues and options document can be downloaded from council's website: www.southwark.gov.uk/futurepeckham. You can also get paper copies at the same locations as this document.

What process has been taken to test the likely impacts of the plan?

The process has so far consisted of:

- The preparation of a scoping report that involved deciding the scope of the plan and the key issues that the plan should focus on.
- The stage we are at now involves testing the likely impacts of different development scenarios for Peckham and Nunhead. Usually there are a number of approaches that could be taken to deliver the vision for an area. These are called options. The likely impacts of different options have been tested and are compared in this report.
- 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 Peckham, which this plan needs to address, are:

- **Relatively high levels of deprivation**
Peckham has the highest proportion and of people receiving Income Support compared to Southwark and all other Community Councils. Nunhead and Peckham Rye has the third highest proportion of people receiving Income Support compared to all other Community Councils.
- **Employment inequalities and employment opportunities**
Peckham Community Council has the highest proportion of people who are unemployed compared to Southwark and all other Community Councils.
- **Education, skills and training deprivation**
The Indices of Multiple Deprivation measures amongst other things deprivation in terms of education, skills and training. The core area covered by the proposed area action plan falls within the 10-20% most deprived areas in the England in relation to education, skills and training.

- **Health inequalities and noise nuisances**
In terms of health deprivation the proposed action area falls within the 20-30% most deprived areas in the country.
- **High levels of crime and fear of crime**
A MORI survey carried out in 2005 identified a number of priority concerns for people in Peckham of which one was mugging and theft. The same survey highlighted a trend from those interviewed that indicated people felt less safe in the day and at night in Peckham than they have done previous years.
- **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 renewables**
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 entire AAP area is located in an Air Quality Management Area. This means that air quality needs to be improved to achieve air quality targets.
- **Need to minimise waste arisings and increase recycling rates**
Despite recent improvements in the borough's recycling rate (7% in 2003/4 to just under 15% in 2005/6), the rate of recycling in Peckham needs to be improved as Southwark has fallen short of its mandatory recycling targets over consecutive years.
- **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 160litres per capita. This is higher than the European average.
- **Need to maintain and enhance open space and promote biodiversity.**
Open spaces are considered important in Southwark, as they provide a valuable resource to those living in, working in and visiting the borough. The action area has a number of open spaces that are currently not protected from being developed upon.
- **Need to preserve and enhance built heritage and the archaeological environment**
Peckham Village is an archaeological priority zone within the action area. Key regeneration development sites are too located in this zone. This means consideration should be given to ensure that development takes place without irreversibly damaging the integrity of archaeological features of interest.
- **Need to improve accessibility by public transport and minimize the need to travel by car**
There are proposals to significantly improve public transport infrastructure in Peckham such as the Cross River Tram and the extension of the East London Line. It is therefore important to ensure that any planning policies in the AAP does not jeopardise the implementation of these transport improvements.

The key sustainability issues relevant to Nunhead, which this plan needs to address, are:

- The area is predominantly residential with mainly 2 storey Victorian housing. There are concerns with the scale of new development in the area and the quality of shopping areas.

Section 5 of this report provides more detail on the sustainability issues relevant to Peckham town centre and the wider area affected by the plan.

What sustainability objectives were used to appraise the options?

The impacts of each set of options were identified using a set of sustainability objectives. These objectives were presented at the scoping stage. You gave us comments on these objectives and these comments have been taken into account. The objectives reflect the current social, economic and environmental issues affecting the borough. These objectives are:

Sustainable Development Objectives (SDOs)

- SDO 1 To tackle poverty and encourage wealth creation
- SDO 2 To improve the education and skill of the population
- SDO 3 To improve the health of the population
- SDO 4 To reduce the incidence of crime and the fear of crime
- SDO 5 To promote social inclusion, equality, diversity and community cohesion
- SDO 6 To reduce contributions to climate change
- SDO 7 To improve the air quality in Southwark
- SDO 8 To reduce waste and maximise use of waste arising as a resource
- SDO 9 To encourage sustainable use of water resources
- SDO10 To maintain and enhance the quality of land and soils.
- SDO11 To protect and enhance the quality of landscape and townscape
- SDO12 To conserve and enhance the historic environment and cultural assets
- SDO13 To protect and enhance open spaces, green corridors and biodiversity
- SDO14 To reduce vulnerability to flooding
- SDO15 To provide everyone with the opportunity to live in a decent home
- SDO16 To promote sustainable transport and minimise the need to travel by car.

What were the findings of the appraisal?

The following table summarises the possible impacts of the each set of options

The big decisions

| Objectives | Impacts | |
|---|---|---|
| | Options Set A – if major transport improvements | Options Set B – if no major transport improvements |
| 1. Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation | This option would create more new business space including small business units. However there would be less light industrial uses and more creative and cultural industries. | Less new business space would be created and emphasise is on protecting what is there. If more flexible use of spaces are allowed could lead to loss of business space to other uses. |

| Objectives | Impacts | |
|--|--|---|
| | Options Set A – if major transport improvements | Options Set B – if no major transport improvements |
| Education SDO 2. To improve the education and skill of the population | Neutral impact | Neutral impact |
| Crime and Community Safety SDO 3. To reduce the incidence of crime and the fear of crime | More activity in the town centre at night (non-drinking related uses) could help make area safer. | Control of drinking venues continues. Less activity in the town centre at night. |
| Health SDO 4. To improve the health of the population | Encourages more non-shop units such as cafes and restaurants which could lead to more takeaways. | Control of takeaways could improve health. |
| Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion | Takes advantage of areas positive reputation as creative centre. Allows shopping centre to meet more needs. | Less opportunity to expand range of shops. |
| Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change | Higher amount of development overall will place pressure on resources and energy use. Will need energy efficient design to overcome and use of renewable energy. | Less development will mean less pressure on resources and energy use. |
| Air Quality SDO 7. To improve the air quality in Southwark | Could encourage more traffic in the area which could lead to air impacts. | Less traffic and activity generated, though existing air quality issues still remain. |
| Waste Management SDO. 8 To reduce waste and maximise use of waste arising as a resource | More businesses and homes will mean more rubbish is generated which will need to be collected and managed. | Less waste generated. |
| Water Resources SDO 9. To encourage sustainable use of water resources | More demand on water. | Less demand on water. |
| Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils. | Less light industrial uses could mean less contamination. | Light industrial uses continue. |
| Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape | High design quality will be needed. Opportunity for more new buildings. | High design quality will be needed. |
| Conservation of Historic Environment | More activities will place development pressure on | Less pressure on historic buildings but less |

| Objectives | Impacts | |
|--|---|--|
| | Options Set A – if major transport improvements | Options Set B – if no major transport improvements |
| SDO 12. To conserve and enhance the historic environment and cultural assets | historic buildings. | opportunities generated to improve them. |
| Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity | More pressure placed on open spaces. | Less pressure placed on open spaces. |
| Flood Risk SDO 14. To reduce vulnerability to flooding | Most of the town centre is outside the Thames flood zone. | Most of the town centre is outside the Thames flood zone. |
| Housing SDO 15. To provide everyone with the opportunity to live in a decent home | More housing will be provided. | Less housing will be provided. |
| Sustainable Transport SDO. 16 To promote sustainable transport and minimise the need to travel by car. | More housing and activity will place more demands on roads and transport. Could lead to more congestion, but this options includes major public transport improvements. | Less pressure on roads and existing public transport, but this option does not include any major improvements to public transport. |

Growth dependent options and site proposals

| Objectives | Impacts | | |
|---|--|--|---|
| | High growth | Low growth | Limited growth |
| 1. Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation | There are likely to be a significant number of employment opportunities and jobs created by the implementation of this option. As it seeks to maximise the range of shops, cafes, restaurants, creative uses and small businesses units in Peckham. There would be less light industrial uses. | Some opportunities exist to improve transport and public realm which would help attract new businesses. More light industrial uses remain and some new business space built but not as much as under High growth option. | Less change in the area. Light industrial uses remain and few new business units built. Might be harder to encourage new businesses as there would be less transport and public realm improvements. |
| Education SDO 2. To improve | This option would protect and | Similar impacts to A. | Similar impacts to A. |

| Objectives | Impacts | | |
|--|--|--|---|
| | High growth | Low growth | Limited growth |
| the education and skill of the population | provide spaces for education and training. | | |
| Crime and Community Safety SDO 3. To reduce the incidence of crime and the fear of crime | This option would encourage active uses that generate activity, but would do so more comprehensively on a wider range of sites. This is likely to have wider impacts in reducing the fear of crime. Also will be more attractive urban areas and more improvements such as better lighting and CCTV. | This option would encourage some uses that generate activity in the town centre, though less than under High Growth option. There will also be less improvements to public spaces. | Less changes and less new activities in the town centre, which would remain quiet at night. Less safety improvements to the public realm. |
| Health SDO 4. To improve the health of the population | Better public spaces should encourage more people out of their cars. However better improvements to traffic arrangements may encourage people to drive more. There will be a new health facility in town centre. | There will be a new health facility in town centre, but less improvements to public spaces to encourage more walking and cycling and physical activity. | There will be a new health facility in town centre. |
| Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion | This option would create more things to do and places to go in the town centre at day and night. It would also create some exciting spaces to make people proud of the area they live in. Better use will be made of existing community facilities. | Less new activities and spaces in the town centre. Though there is still provision for community uses to meet local needs. Better use of existing community facilities. | Existing facilities will be better used and people made more aware of. Better use of facilities in schools. |
| Energy Efficiency and Renewable Energy | More development will mean more energy demand, | More development will mean more energy demand, | Less new development will retrain growth in |

| Objectives | Impacts | | |
|---|---|--|--|
| | High growth | Low growth | Limited growth |
| SDO 6. To reduce contributions to climate change | however there is provision for a local energy system and developments will be expected to meet highest environmental standards. | no not as much as under High Growth option. But a local energy system is unlikely to be affordable under this option. | energy needs. However existing development would not be able to take advantage of a local energy system. |
| Air Quality SDO 7. To improve the air quality in Southwark | Will depend on how much car parking is provided. Also local energy system could reduce local air quality, though there would be a wider benefit. Better public spaces may encourage less car use, though better flowing streets might encourage more car use. More construction activity will mean more short term air quality impacts unless managed well. | Less impacts than under High growth Option, though there will be less opportunity to green the area. | Limited development will mean less air quality impacts, but there will also be less opportunity for projects that could improve air quality. |
| Waste Management SDO. 8 To reduce waste and maximise use of waste arising as a resource | Higher levels of housing and commercial activity will generate more waste. | More development will generate more waste, though likely to be less than under High growth option | Limited change over now. |
| Water Resources SDO 9. To encourage sustainable use of water resources | High increase in demand for water, though this options will require highest levels of water efficiency as well as look at possibility of local water supply and water harvesting and reuse. | Will be an increase in water demand. High levels of water efficiency expected, but not as much as under high growth options. | High levels of water efficiency expected in new schemes. |
| Soil and Land Quality SDO 10. To maintain and enhance the | Some industrial land may be redeveloped which may require | More light industrial uses left which may mean more | More light industrial uses left which may mean more |

| Objectives | Impacts | | |
|---|--|--|--|
| | High growth | Low growth | Limited growth |
| quality of land and soils. | remediation. | contamination of land. | contamination of land. |
| Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape | More opportunity for improvements to public spaces, though a higher scale of development which would need to be well designed so as to have a positive impact. | Lower scale of development, though less opportunity for improvements to public spaces. | Less new development putting less pressure on existing urban form, though limited opportunities for improvements to public spaces. |
| Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets | Higher scale of development will place pressure on historic environment. Conservation area could raise design quality | Less pressure on historic environment. Conservation area could raise design quality | Less pressure on historic environment. |
| Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity | More improvements possible under this option, though there will be more pressure on open spaces. | Opportunity for less improvements. | Limited opportunity or improving open spaces, though there will be least amount of added pressure on them. |
| Flood Risk SDO 14. To reduce vulnerability to flooding | Most development outside Thames flood area, though higher scale development could mean more localised flooding unless SUDS techniques implemented. | Will need to use SUDS techniques to improve drainage in area. | Less opportunity o improve drainage. |
| Housing SDO 15. To provide everyone with the opportunity to live in a decent home | Most amount of new housing provided. | Less new housing provided. | Limited new housing provided. |
| Sustainable Transport SDO. 16 To promote sustainable transport and minimise the need to travel by car. | Better walking and cycling routes. Major public transport improvements. Loss of car parking will need to be addressed. | Major public transport improvements but less opportunity for improving walking and cycling routes. More car parking retrained. | Limited change to now. |

Section 7 of this report provides more detail on the likely significant effects of the different options.

What difference has the appraisal process made?

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

How to comment on this report

This report is being published for formal public consultation from the 30 March until 25 May 2009. You will be able to comment on this report during this period.

Comments should be addressed to:

By letter:

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The closing date for comments is 5pm, Monday 25 May 2009.

1 INTRODUCTION

1.1 What is this document?

This document reports on the interim Sustainability Appraisal of the Peckham Area Action Plan Issues and Options. The area action plan is being prepared to set out what sort of place Peckham and Nunhead will be like in fifteen years and 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 Peckham and Nunhead area.

1.2 Why do we need to carry out a Sustainability Appraisal (SA)?

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

1.3 Strategic Environmental Assessment Directive

Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC, which requires formal Strategic Environmental assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment.

Further details on the legal and policy background to the sustainability appraisal are set out in Appendix 1.

1.4 Structure of the report

This report is divided into 6 sections:

- | | |
|------------------|---|
| Section 1 | Provides an overview of the need for the area action plan and why we have prepared a sustainability appraisal report. |
| Section 2 | Sets out the methodology used to undertake the SA. |
| Section 3 | Outlines the purpose of the AAP and plan's objectives |
| Section 4 | Provides information on: the context, other policies, plans and programmes and a summary of the baseline information |
| Section 5 | Presents the sustainability issues and objectives relevant to the AAP. |
| Section 6 | Explains the Sustainability Appraisal Framework |
| Section 7 | Examines the issues and options considered and compares the plan's objectives against the sustainability objectives. It looks at the effects of the plan policies including any significant positive or negative effects, proposed mitigation and uncertainties and risks. It sets out the next stages in the plan preparation, implementation and future monitoring. |

1.5 Why do we need an area action plan for Peckham and Nunhead?

The need for more to be done in Peckham, to improve the area and address important issues like crime, health and wellbeing was identified as a result of the consultation exercises that the Council has held on the scoping report (November 2006-February 2007) and the Future Peckham vision document (March 2008 – May 2007). Nunhead is also an area where development pressures are leading to concerns over building scale and there are also concerns over the quality of the built environment.

The area action plan brings together the projects of the council and its partners including the Primary Care Trust, police, community groups, local businesses, land owners and developers to achieve long lasting benefits in the area. In bringing together the plans of various organisations and sectors working in Peckham and Nunhead we can ensure that we don't address issues in isolation.

1.6 What are the boundaries of the area action plan?

The area action plan tackles issues across the Peckham Community Council and Nunhead and Peckham Rye Community Council areas (see Figure 1). We will involve local people from across this area in preparing the area action plan.

Some parts of two community council areas will be covered by other planning documents being prepared, such as the Dulwich supplementary planning document, so these areas are not included in the wider action area (see Figure 1).

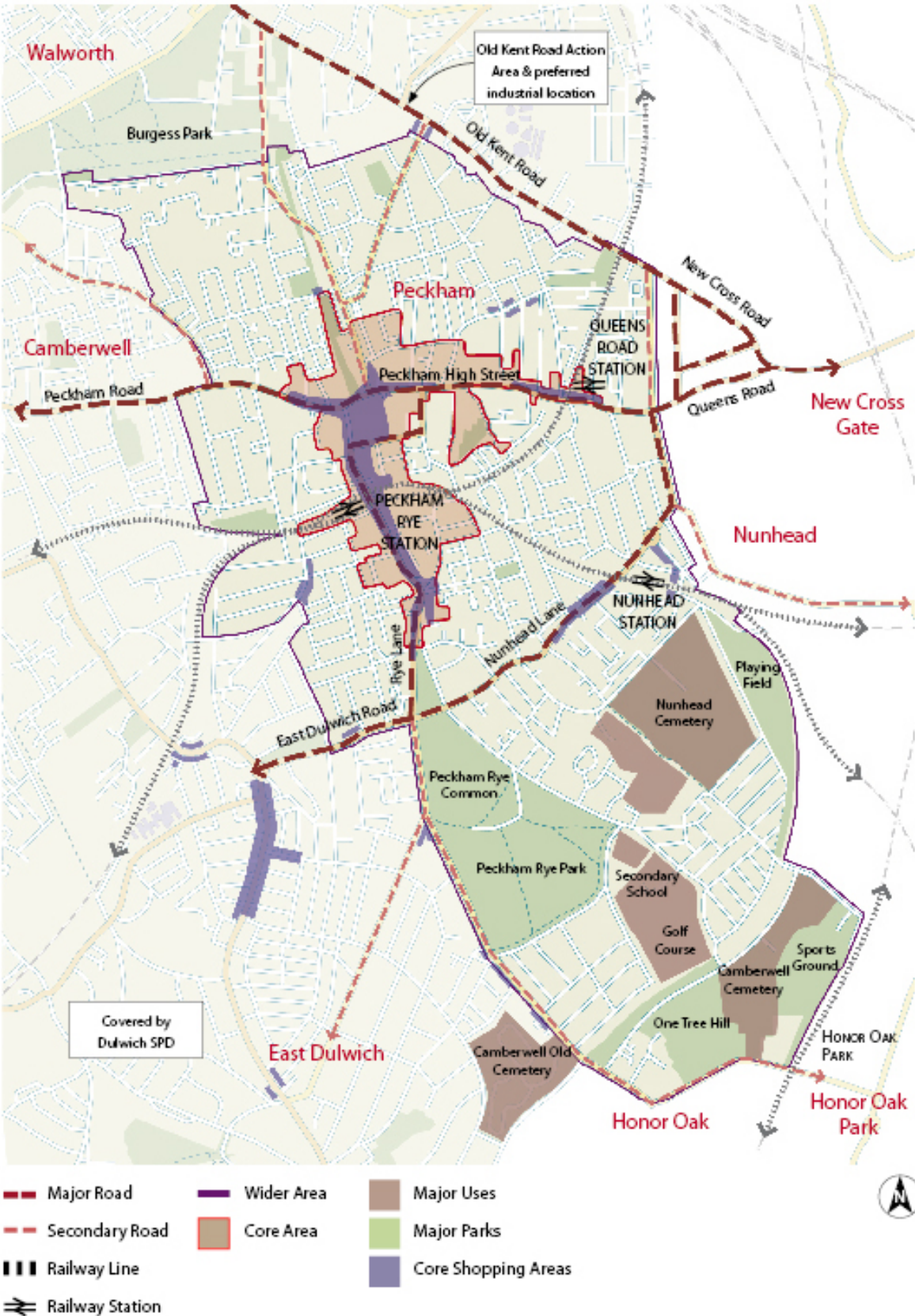
While we take this wider look, most of the physical change that will happen will take place in and close to the Peckham town centre. This is because:

- large development opportunities that will contribute most to regenerating the area are concentrated here,
- many of the issues needing to be tackled relate to the town centre and its relationship with surrounding residential areas,
- the town centre has a lot of activity and facilities of importance to the wider area,
- the town centre is "the face" of the area.

We call this area where most physical change will happen the "core area" and it is shown on Figure 1. The precise boundary of this area will be refined as the area action plan develops.

What happens in the core area will benefit the wider Peckham and Nunhead area. For example by providing needed community and shopping facilities and transport improvements. But the area action plan will also look at what specific improvements are needed in places outside the core area, such as along Evelina Road, in parks, and to transport links. This will include what development might happen as well as how the character and scale of places should be preserved.

Figure 1: Area covered by the Peckham and Nunhead Area Action Plan



2 Sustainability Appraisal Methodology

2.1 Purpose of the Sustainability Appraisal

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

2.2 Planning and Sustainable Development

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

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

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

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

The Strategy also gives the following priorities for action:

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

2.3 Sustainability Appraisal Process

The Sustainability Appraisal of the area action plan has been carried out by council officers in accordance with Government guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005 and Planning Policy Statement 12: Local Spatial Planning, 2008.

The stages of the SA process are set out below. This report provides the results from Stage B:

| Sustainability Appraisal Stages | Timetable |
|--|---|
| Stage A | |
| Setting the context and objectives, establishing the baseline and deciding on the scope | Consultation on the scoping report took place from November 2006 until February 2007. |
| Stage B | |
| Developing and refining options and assessing effects against the SA framework. An interim sustainability appraisal report is prepared for consultation with the public along with the issues and options paper | Consultation on the issues and options document and interim sustainability appraisal takes place between March and May 2009 |
| Stage C | |
| Prepare the SA report. This stage involves testing in detail the impacts of the preferred option. A sustainability appraisal report is prepared for consultation with the public along with the preferred options paper. | June 2009 to September 2009. |
| Stage D | |
| Consult on the preferred options of the AAP and the SA report. | Consultation on the preferred options document and sustainability appraisal report will take place between October and December 2009. |
| Stage E | |
| Once the AAP has been agreed by the council, its social, economic and environmental impacts will then be monitored through the council's annual monitoring report. | Monitoring the AAP will take place once it has been adopted. |

Table 2.1 – Stages of the SA

Further information regarding the stages of the SA process and the way in which they correspond with the preparation of the area action plan is given in Appendix 1.

2.4 Consultation

We consulted on a draft sustainability appraisal scoping report in November 2006. This focused on sustainability issues in and around the core area, though it also looked more broadly at issues in the wider area. While Nunhead has been included in the wider area of the action plan most of the options for change remain focused on the core area with the focus on Nunhead being conservation and public realm improvements, rather than growth. We do not feel it is necessary to re-consult on the sustainability appraisal scoping report at this stage of the options analysis. As we move forward to developing the preferred options we will assess the sustainability implications across the wider area. We also consult the same groups and organisations on the sustainability report at each stage.

A separate report has been prepared setting out all the consultation that has been undertaken to date. This is available on the website at www.southwark.gov.uk/futurepeckham

2.5 Any difficulties undertaking the SA

Sustainability appraisal is an on-going process. At this early stage in the options development and appraisal we are dealing with general concepts and directions for regeneration and conservation in Peckham and Nunhead. This has meant the appraisal has been high level. There are also gaps in the evidence base which will be filled and refined as we proceed towards preferred options.

2.6 Compliance with the SEA Directive

Appendix 1 explains what the SEA directive is and signposts where the relevant information can be found within the document.

3 Area Action Plan Objectives

3.1 The Purpose of the Area Action Plan

The Peckham and Nunhead Area Action Plan is a planning document that will help bring long-lasting improvements to Peckham and Nunhead by 2020. It does this by making sure that over the next fifteen years we get the right development needed to support a healthy, safe and prosperous community.

The area action plan will change the planning policies for Peckham and Nunhead, and will control things like:

- the look and function of the town centre, including the mix of shops and other activities
- what is built on different sites
- the size and design of new buildings
- the amount and type of new homes built and where they go
- the impact of new development on the environment and traffic
- the community facilities needed to support the community

The area action plan will help fund improvements over the long term by making sure private developers contribute to things like improving public spaces and upgrading public transport.

3.2 The Vision and Objectives

Our aim is that by 2020 Peckham and Nunhead is a vibrant area with a unique role as a creative place. It will be a safe place with a positive reputation; home to a healthy and happy community who have access to good quality homes, job opportunities and community facilities. Peckham and Nunhead will have a thriving town centre that meets the needs of a diverse population, with successful local businesses and exciting new spaces. It will be an attractive place that respects its past, but looks to the future.

By this we mean -

- **A creative place:** Peckham and Nunhead will be a destination for music, art and events for people from different backgrounds. Creative and cultural industries will be thriving.
- **A safe place:** Peckham and Nunhead will be a place where everyone is and feels safe and secure being out and about during the day and night.
- **An accessible place:** Peckham and Nunhead will be an easier place to access and move around in by all forms of transport, in particular public transport, cycling and walking. Traffic congestion will be reduced.
- **A place to live:** Peckham and Nunhead will have high quality homes of different sizes and types for young and old, individuals, couples and families. Improvements to public spaces, shopping and leisure will make the area a more attractive place to live.
- **A place of opportunities:** Peckham and Nunhead will have the right type of land and buildings to support successful local businesses. Schools will be redeveloped

and improved to make them places where children and young people achieve to the best of their ability and have the knowledge and skills to gain a job and have a positive future.

- **A functioning place:** Peckham and Nunhead will have an attractive and thriving town centre providing a variety of shops, services and leisure activities that meet the needs of local people, including young people. There will also be smaller local shopping areas serving neighbourhoods.
- **A place of character:** Peckham and Nunhead will have attractive buildings and public spaces that celebrate its history alongside high quality modern architecture.
- **A clean and green place:** Peckham and Nunhead will set an example for other areas, reducing the impact of new development on the environment and helping to tackle climate change, pollution, waste and other important issues.
- **A place of positive transformation:** We will work with landowners and developers to achieve early gains and kick-start regeneration. We will positively transform the image of Peckham and make it a place where developers and landowners will continue to invest over the long-term and help pay for the improvements needed in the area. At the same time we will protect and celebrate what is good about the area. We will have a clear and flexible plan for the area to make sure the right investment decisions are made.

3.3 Relationship of the vision to the AAP and SA

There are a number of different approaches or options that can be taken to achieve the vision for Peckham. In the issues and options paper the options have been grouped together:

- **The big decisions:** these focus on what type of development we should favour over other types. This will affect the type of place the area becomes, in particular what sort of town centre we will have. There are two sets of options, one covering what could happen if there is major transport improvements in the area and another considering what could happen if there isn't.
- **Growth dependent options:** these set out the choices that different levels of growth in the area will allow. There are three sets of options, one looking at options if there is no major transport improvements and two sets of options for if major transport improvements do take place.

This sustainability appraisal report sets out the implications of each approach in relation to the council's sustainability objectives identifying whether impacts are positive, negative, neutral or unknown.

4 Context and Baseline

4.1 Links to other policies, plans and programmes

A number of plans and programmes of relevance to the AAP have been reviewed to enable a robust appraisal of the impacts of the proposed area action plan.

A summary of the key messages of these documents is given below:

| Key messages | Key Documents | Sustainability Objectives |
|---|---|--|
| Meet the needs of all / tackle poverty social exclusion and deprivation improve education | UK: Sustainable Development Strategy, PPS1, PPS3, PPS6, PPG17, 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, Peckham Local Area Plan | SDO 3 SDO 5 SDO 13 SDO 15 SDO 16 |
| Sustainable economy and town centres | UK: Sustainable Development Strategy, PPS1, PPS6. London: Economic Development Strategy, Culture Strategy, London Plan. Local: UDP, Enterprise Strategy, Tourism Strategy. | SDO 1 SDO 16 |
| High quality, safe urban environments | UK: PPS1, PPG15, PPG16, PPG17, PPG24, PPS25. 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, CABE By Design, CABE and English Heritage Tall Buildings guidance, Design and Access Statements SPD, Draft Peckham Local Area Plan | SDO 11 SDO 12 SDO 13 SDO 14 SDO 16 |
| Tackle congestion and promote sustainable transport | UK: DfT Transport Plan, PPS1, PPG13, PPS6, PPS10. London: Transport Strategy, London Plan, Sustainable Communities Plan for London. Local: UDP, LIP, Draft Sustainable Transport Planning SPD. | SDO 7 SDO 16 |
| Reduce pollution | UK: Sustainable Development Strategy, PPS23, DfT Transport Plan, PPG24. London: London Plan, Air Quality Strategy, Local: UDP, Air Quality Management Plan, Contaminated Land Strategy. | SDO 7 SDO 9 SDO 10 SDO 16 |

| Key messages | Key Documents | Sustainability Objectives |
|--|--|----------------------------------|
| Prudent use of resources / reduce/reuse waste | UK: Sustainable Development Strategy, PPS1, PPS10, PPS22. London: Energy Strategy, London Plan, Waste Management Strategy, London Remade Demolition Protocol. Local: Community Strategy, UDP, Climate Change Strategy, Waste Management Strategy, Draft Sustainable Design and Construction SPD, Draft Sustainability Assessment SPD. | SDO 6 SDO 8 SDO 9 |
| Reduce greenhouse gas emissions | International: Kyoto Protocol. UK: Climate Change Programme, PPS1, PPS22. London: Energy Strategy, London Plan. Local: Community Strategy, UDP, Climate Change Strategy, Draft Sustainable Design and Construction SPD, Draft Sustainability Assessment SPD. | SDO 6 |
| Adapt to climate change | UK: PPS1, PPS25. London: London Plan. Local: Climate Change Strategy, Draft Sustainable Design and Construction SPD, Draft Sustainability Assessment SPD. | SDO 14 |
| Protect biodiversity / improve access to natural environment | UK: Sustainable Development Strategy, PPS1, PPS9, PPG17. London: Biodiversity Strategy, London Plan. Local: UDP, Biodiversity Action Plan, Open Spaces Strategy, Draft Sustainable Design and Construction SPD, Draft Sustainability Assessment SPD. | SDO 13 |
| Housing supply and affordability | UK: Communities Plan, PPS 3 Housing. London: London Plan, Mayor's Housing SPG, London Housing Strategy Local: UDP, Housing Needs Survey, Southwark Community Strategy: 2006-16, Southwark Housing Strategy 2005-2010, Draft Affordable Housing SPD. | SDO 12 |
| Conservation and archaeology | UK: PPG15, PPG16. London: London Plan Local: UDP. | SDO 15 |

A background document has also been prepared, which contains more detail on plans and programmes of relevance to the area action plan.

4.2 Summary Baseline Information

Baseline information has been used to measure the current characteristics of the area and enable an assessment of 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 Peckham. A summary of the data is given below:

Demographic profile

The total population of Peckham and Nunhead and Peckham Rye Community Council is approximately 61, 814. Nunhead and Peckham Rye Community Council has a similar age structure compared to Southwark, whilst Peckham Community Council Area has a much younger population.

Index of Multiple Deprivation

Southwark is ranked as the 26th most deprived Local Authority area (1 being the most deprived) in England out of a total of 354 Local Authorities. Peckham community council area is one of the most deprived areas in borough.

Rate of Unemployed among residents aged 16-74

Peckham Community Council has the highest proportion of people who are unemployed compared to Southwark and all other Community Councils. Of those unemployed, Peckham also has the highest proportion of people who have never worked compared to all other Community Councils.

Job Seeker Claimants

Peckham and Nunhead and Peckham Rye have the highest claimant rate compared to Southwark and all the other Community Councils at January 2005.

Income Support Receipt

Nunhead and Peckham Rye has the third highest proportion of people receiving Income Support compared to all the Community Councils. Peckham has the highest proportion of people receiving Income Support compared to Southwark and all the Community Councils. This includes Total Income Support, Lone Parent Income Support and Disability Income Support.

Retail

Diversity of retail uses in Peckham Town Centre

| | Peckham | | UK Average |
|---------------|---------|-----|------------|
| | No. | % | % |
| Convenience | 82 | 21 | 9 |
| Comparison | 123 | 32 | 36 |
| Service | 144 | 37 | 46 |
| Miscellaneous | 3 | 1 | 0.2 |
| Vacant | 34 | 9 | 10 |
| Total | 329 | 100 | 100 |

Source: Southwark Retail Study, 2009

Peckham is the borough's largest retail town centre, though it has a high proportion of convenience outlets compared with the UK average. While the centre is trading well with few vacant premises some residents have expressed concern that it is not meeting all their comparison goods needs.

Education and training

The majority of the action area falls within the 10-20% most deprived area in relation to education, skills and training.

The proportion of pupils achieving Level 2 or above, as well as Level 3 or above, in Peckham and Nunhead and Peckham Rye is consistently lower than the whole borough average (with the exception of level 3 for Maths in 2002)

Crime and Safety

Crime deprivation is high, particularly in Peckham. The majority of Peckham is within the 10% most deprived in the borough in terms of crime whereas levels of crime deprivation are more varied in Nunhead and Peckham Rye. A MORI survey carried out in 2005 identified a number of priority concerns for people in Peckham of which one was mugging and theft. The same survey highlighted a trend from those interviewed that indicated people felt less safe in the day and at night in Peckham than they have done in the past.

Health and well-being

Health and disability deprivation varies across the study area. However, in terms of health deprivation the action area generally falls within the 20-30% most deprived super output areas in the country.

Equality

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) was prepared along side the scoping report for the area action plan to inform the preparation of the Sustainability Appraisal Report. The findings of the EqIA will help to measure the potential effects of the plan, particularly in relation to the following equality target groups: Age, Disability, Faith/belief, Gender, Race and ethnicity, Sexual orientation. There are a number of existing faith centres in the area with temporary planning permission. The AAP will need to address the provision of places of worship.

Energy and Carbon

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 regulations. The Intensification of homes in Peckham may potentially have a significant impact on the level of carbon emissions arising from more intensive energy use as a result of more people having to heat spaces and power electrical appliances in new homes. Although there are policies in the Southwark Plan (2007) and London Plan (consolidated with alterations since 2004) that encourage reductions in carbon emissions, there is an opportunity with the area action plan to create Peckham specific policies that contribute to the borough's objectives.

Air Quality

The entire AAP area is located in an Air Quality Management Area as is most of the borough. Given that there is a drive to improve ambient air quality from the Southwark Air Quality Action Plan, there is a need to consider how the area action plan could promote development and regeneration without reducing air quality.

Waste and recycling

The borough's recycling rate increased between 2006 and 2007 as did the amount of waste that was composted and used to generate energy. However the council's

target for recycling is 50% and this has not yet been achieved. The AAP process should contribute towards the achievement of this target.

Water

Water scarcity is a particularly acute problem in the South East of England. Average water consumption in Peckham is estimated to be 160 litres – this figure is higher than the national and western European average of 140-150 litres. As such there is a need to minimise the impact of water consumption in Peckham in particular as Peckham has been identified in the emerging core strategy as an area of significant housing growth. More intensive uses, particular residential will put further pressure on what is already a scarce resource.

Soil and Land Quality

Peckham has a number of development sites, many of which have been previously developed. Development in Peckham should ideally focus development these sites.

Historic Character

There are no conservation areas within the proposed action area. However, there have been proposals to create a conservation area in the town centre that will be considered as part of plan's preparation. Holly Grove is the closest conservation area and backs onto Rye Lane to the west of the core area. Peckham Rye Station is a Grade II listed and as such is a building of historic or architectural features of interest that development should seek to enhance.

Open Space

Open spaces are considered important in Southwark, as they provide a valuable resource to those living in, working in and visiting the borough. There are a two Sites of Importance for Nature Conservation: Goldsmith Road nature garden and Bellenden Road tree nursery. In addition to these sites there are a number of open spaces in the study area which contribute to biodiversity. Not all of these spaces are protected (i.e. Central Venture Park) and so they are therefore potentially vulnerable to development.

Flood Risk

Part of the north of the action area has a 1 in 200 years risk of flooding from the River Thames, primarily protected from this flood risk by the Thames Barrier. Means of mitigating flood risk should be considered in the preparation of the area action plan. Much of the action area is also typically paved with concrete, which could present a flood risk where high volumes of run off are generated during heavy storms. There is a need to consider what implications run off may have in terms of sustainable urban drainage, particularly for any sites above the 0.5 hectares threshold outlined in PPS 25. PPS 25 advises that sites over 0.5 in urban areas require flood risk assessments.

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 higher risk areas where possible. Ground floor and basement residential development (and other highly vulnerable uses) may not be possible in the parts of the action area 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.

Housing

There is a wide variety of housing types in the study area. Peckham has the highest proportion of people living in households rented from the Council compared to Southwark and all other Community Councils. Only a third of people in Nunhead and

Peckham Rye Community Council live in households rented from the Council. This is relatively low when compared to other Community Councils.

Affordable homes

Historically, Peckham has hosted an above average proportion of social-rented housing - housing that tends to be given to families on below average incomes and is let out by local authorities or housing associations. The Southwark Plan seeks to promote more balanced communities and as such promotes more intermediate housing in Peckham compared to other town centres in the borough.

Provide high quality homes

There is a general target to improve the quality of homes and energy efficiency of homes in the borough. Under new Part L Building regulations, all new developments are required to meet higher standards of energy efficiency and include the submission of an energy efficiency assessment. The preparation of the action plan presents an opportunity to put in place policies and targets for all types of development in order to safeguard a high quality living and commercial environment for end users.

Reduce overcrowding

A recent Housing Needs Survey (2004) for Southwark identified 35,851 households stating a need to move in the next 5 years. Of those households:

- 48% stated the main reason for needing to move is that their home is too small
- 42% needed to move 'to live in a better local environment'
- 54.3% needed a home with 3 or more bedrooms

There is a need for more family housing in Southwark.

The Southwark Plan sets the threshold for affordable housing and mix of housing in the area. The AAP and Core Strategy will consider whether or not the existing thresholds in the Southwark Plan remain the same or should change.

Transport

Southwark has a target of zero growth despite the anticipated 21% increase in the number of households by 2016. Peckham has good access to public transport. The construction of the proposed Cross River Tram route and extension of the East London line would improve accessibility further providing significant opportunities to reduce car use.

One of the key transport issues that has been identified is Peckham Rye and Queens Road station. They are both likely to grow in importance and usage with the delivery of both the East London line extension and the Cross River Tram. The area action plan provides the opportunity to consider the interchange environment at and around Peckham Rye station and Queens Road given the potential for major change with the delivery of key transport improvements.

Note: there is some data that is not currently available and will be added as it becomes available.

5 Sustainability Issues and Objectives

5.1 Sustainability Issues

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

Sustainability Issues

- Southwark is one of the most deprived local authorities. In Peckham there are high levels of unemployment and a shopping offer that is not very mixed.
- There are low levels of skills
- There are high levels of crime and many people do not feel safe being out and about
- We need to focus more on improving the health of the local community
- We need to ensure groups are not unfairly impacted upon. We need to build cohesive communities.
- We need to reduce the amount of energy we consume and combat climate change.
- We need to improve air quality
- Waste is growing, though we are recycling more
- Water is a scarce resource and we need to use less and not rely on treated water being piped long distances
- Soil and land quality
- The character of Peckham varies. You have told us you are concerned with the design quality of new development. The Nunhead area is predominantly residential with mainly 2 storey Victorian housing. There are concerns with the scale of new development in the area and the quality of shopping areas.
- Peckham and Nunhead have a long history and there are a number of historic buildings
- Need to protect open spaces and improve biodiversity
- Some of the area is at risk of flooding from the Thames. Increased development will put pressure on the existing drainage which could lead to flooding.
- Need a mix of housing to cater for the needs of a growing population.
- Need to improve accessibility by public transport and minimise the need to travel by car

5.3 What is the likely future of Peckham and Nunhead without the AAP?

Regardless of whether there is an AAP or not pressure on the environment will continue as the population grows. There will be pressure on industrial land to be used for other uses such as housing. There will be development pressures on the predominantly residential areas in Nunhead.

There is a growing cultural and creative sector in Peckham and Nunhead which the AAP can help nurture and protect. Without the AAP we can't make strategic decisions about how the area's growing reputation as a cultural and creative hub can be used to lead regeneration. Without the AAP we are less able to coordinate a response to projects such as the cross river tram and what we would do if land is needed in Peckham for a tram depot.

We need to make some clear decisions about the type of housing we want in the area as this will have an impact on the type of place that Peckham and Nunhead is.

Currently, much of the new housing that gets built in and around Peckham is social rented.

Without the AAP process there is no way of coordinating change in the area to make sure that we get the right community facilities to meet the needs of the population, whatever it may be in the future. The AAP provides an opportunity to identify how these community facilities will be delivered and funded.

Without the AAP we could not coordinate the development of key large sites in the area, such as Wooddene and the Aylesham Centre to make sure that these deliver benefits to the area and help kick-start regeneration.

5.3 Sustainability Objectives

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

- SDO 1 To tackle poverty and encourage wealth creation
- SDO 2 To improve the education and skill of the population
- SDO 3 To improve the health of the population
- SDO 4 To reduce the incidence of crime and the fear of crime
- SDO 5 To promote social inclusion, equality, diversity and community cohesion
- SDO 6 To reduce contributions to climate change
- SDO 7 To improve the air quality in Southwark
- SDO 8 To reduce waste and maximise use of waste arising as a resource
- SDO 9 To encourage sustainable use of water resources
- SDO10 To maintain and enhance the quality of land and soils
- SDO11 To protect and enhance the quality of landscape and townscape
- SDO12 To conserve and enhance the historic environment and cultural assets
- SDO13 To protect and enhance open spaces, green corridors and biodiversity
- SDO14 To reduce vulnerability to flooding
- SDO15 To provide everyone with the opportunity to live in a decent home
- SDO16 To promote sustainable transport and minimise the need to travel by car

6 The Sustainability Framework

6.1 What is the SA Framework?

The likely impacts of the SPD are identified using the set of sustainability objectives and questions known as an “appraisal framework”. The objectives should be achieved by the AAP to make sure it benefits the environment, economy and community, such as whether emissions of greenhouse gases will be reduced. The questions help to guide the assessment.

6.2 The SA Framework

| Objective | Criteria Questions | Sustainability Issue Covered |
|--|--|--|
| Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation | Will it create job opportunities? | Low levels of skills and high unemployment |
| | Will it encourage the retention and /or growth of local employment? | |
| | Will it promote inward investment? | Equality and social cohesion |
| | Will it reduce the disparity with surrounding areas? | |
| | Will it improve the range of employment opportunities? | |
| Education 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? | Low levels of skills |
| | Will it provide opportunities to improve the skills of the population, particularly for young people and adults? | Equality and social cohesion |
| | Will it help fill key skills gaps? | |
| Crime and Community Safety SDO 3. To reduce the incidence of crime and the fear of crime | Will it improve safety and security? | High levels of crime and fear of crime in Peckham |
| | Will it incorporate measures to reduce the fear of crime? | |
| Health SDO 4. To improve the health of the population | Will it reduce health inequalities? | Need to improve the health of residents |
| | Will it reduce the impact of noise nuisance and/or vibrations on the population? | |
| Social inclusion and Community Cohesion 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? | High levels of deprivation. Need to ensure groups are not unfairly disadvantaged and promote cohesion. |
| | Will it promote equality and diversity? | |
| | Will it encourage people to meaningfully participate in local decisions? | |
| Energy Efficiency and Renewable | Will it achieve high standards of energy efficiency? | Need to combat growing energy |

| Objective | Criteria Questions | Sustainability Issue Covered |
|---|--|--|
| Energy SDO 6. To reduce contributions to climate change | Will it encourage the generation and use of renewable energy? | use and climate change |
| Air Quality SDO 7. To improve the air quality in Southwark | Will it encourage a reduction in the journeys made by car? | Peckham is in an Air Quality Management Area |
| | Will it help achieve the objectives of the Air Quality Management Plan? | |
| | Will it encourage a reduction in the emission of key pollutants? | |
| Waste Management 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 | Growing waste, need to recycling more and reduce waste. |
| | Will it promote the reduction of waste during construction / operation? | |
| Water Resources SDO 9. To encourage sustainable use of water resources | Will it lead to a reduction in the quality of surface water/waterways? | Water is scarce and shipped in long distances |
| | Will it reduce water consumption | |
| | Will it adopt technologies / infrastructure that will encourage the reuse of water / maximise water efficiency? | |
| Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils. | Will it lead to a reduction in the quality of soils? | Improve biodiversity and control pollution. |
| | Will it encourage the remediation of land identified as potentially contaminated? | |
| Quality in Design 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? | High levels of deprivation. Need to maintain and enhance open space |
| | Will it have a negative impact on important strategic / local views? | |
| Conservation of Historic Environment 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? | Peckham has a long history and some historic buildings. |
| | Will it involve the loss of existing traditional features of interest that positively contribute to the character of the area? | |
| Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity | Will it encourage development on previously developed land? | There are a number of open spaces in the area, including some with nature conservation importance. |
| | 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? | |

| Objective | Criteria Questions | Sustainability Issue Covered |
|--|---|---|
| | Will it promote the provision of high quality open space that caters for a variety of needs? Particularly in areas of regeneration? | Some open spaces are not protected. |
| | Will it help achieve the goals of the Biodiversity Action Plan? | |
| Flood Risk SDO 14. To reduce vulnerability to flooding | Will it minimise the risk of flooding to the development area? Will it adopt the principles of Sustainable Urban Drainage Systems? | Parts of the area are at risk of flooding. Climate change. |
| Housing 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? | The population is growing and there is a need for different types of housing. Need to promote equality and cohesive communities and overcome deprivation. |
| | Will encourage the re-use of vacant dwellings? | |
| | Will it contribute towards improving the quality of homes and the living environment? | |
| Sustainable Transport 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? | There are opportunities to reduce car use further. |
| | Will it promote the use of shared vehicles? | |
| | 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 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.

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.

7 The Area Action Plan Issues and Options

7.1 What options have been considered and why?

In deciding the options we have considered:

- **How Peckham fits into the wider picture:** The options need to fit into the overall strategy to accommodate growth in the borough set out in the Core Strategy
- **Major transport improvements planned:** If the cross river tram or an alternative does not go ahead then less new development will be able to fit into Peckham. This means that there would be less opportunities for change, because many of the more ambitious changes can only be funded through the redevelopment of sites. We have options for if there is no tram or alternative major transport improvements.
- **What land is available in the area:** Council does not own a lot of land in Peckham and so will need to work with landowners to bring forward schemes that will have positive benefits for the area. We have set out options for key sites.

The options we are consulting on are set out in the following way:

- **The big decisions:** these focus on what type of development we should favour over other types. This will affect the type of place the area becomes, in particular what sort of town centre we will have. There are two sets of options, one covering what could happen if there is major transport improvements in the area and another considering what could happen if there isn't.
- **Growth dependent options:** these set out the choices that different levels of growth in the area will allow. There are three sets of options, one looking at options if there is no major transport improvements and two sets of options for if major transport improvements do take place.

7.2 Comparison of the Sustainability Objectives against the Plan objectives

As a first step, the objectives of the area action plan were compared with the sustainability objectives. This found that what the area action plan is aiming for is broadly consistent with the sustainability objectives. See table AP3.1 in Appendix 3.

7.3 How do the options compare in sustainability terms?

The following table compares the impacts of the two sets of options.

The big decisions

| Objectives | Impacts | |
|---|---|---|
| | Options Set A – if major transport improvements | Options Set B – if no major transport improvements |
| 1. Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation | This option would create more new business space including small business units. However there would be less light industrial uses and more creative and cultural industries. | Less new business space would be created and emphasise is on protecting what is there. If more flexible use of spaces are allowed could lead to loss of business space to other uses. |
| Education | Neutral impact | Neutral impact |

| Objectives | Impacts | |
|--|--|---|
| | Options Set A – if major transport improvements | Options Set B – if no major transport improvements |
| SDO 2. To improve the education and skill of the population | | |
| Crime and Community Safety SDO 3. To reduce the incidence of crime and the fear of crime | More activity in the town centre at night (non-drinking related uses) could help make area safer. | Control of drinking venues continues. Less activity in the town centre at night. |
| Health SDO 4. To improve the health of the population | Encourages more non-shop units such as cafes and restaurants which could lead to more takeaways. | Control of takeaways could improve health. |
| Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion | Takes advantage of areas positive reputation as creative centre. Allows shopping centre to meet more needs. | Less opportunity to expand range of shops. |
| Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change | Higher amount of development overall will place pressure on resources and energy use. Will need energy efficient design to overcome and use of renewable energy. | Less development will mean less pressure on resources and energy use. |
| Air Quality SDO 7. To improve the air quality in Southwark | Could encourage more traffic in the area which could lead to air impacts. | Less traffic and activity generated, though existing air quality issues still remain. |
| Waste Management SDO. 8 To reduce waste and maximise use of waste arising as a resource | More businesses and homes will mean more rubbish is generated which will need to be collected and managed. | Less waste generated. |
| Water Resources SDO 9. To encourage sustainable use of water resources | More demand on water. | Less demand on water. |
| Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils. | Less light industrial uses could mean less contamination. | Light industrial uses continue. |
| Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape | High design quality will be needed. Opportunity for more new buildings. | High design quality will be needed. |
| Conservation of Historic Environment SDO 12. To conserve and | More activities will place development pressure on historic buildings. | Less pressure on historic buildings but less opportunities generated to |

| Objectives | Impacts | |
|--|---|--|
| | Options Set A – if major transport improvements | Options Set B – if no major transport improvements |
| enhance the historic environment and cultural assets | | improve them. |
| Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity | More pressure placed on open spaces. | Less pressure placed on open spaces. |
| Flood Risk SDO 14. To reduce vulnerability to flooding | Most of the town centre is outside the Thames flood zone. | Most of the town centre is outside the Thames flood zone. |
| Housing SDO 15. To provide everyone with the opportunity to live in a decent home | More housing will be provided. | Less housing will be provided. |
| Sustainable Transport SDO. 16 To promote sustainable transport and minimise the need to travel by car. | More housing and activity will place more demands on roads and transport. Could lead to more congestion, but this options includes major public transport improvements. | Less pressure on roads and existing public transport, but this option does not include any major improvements to public transport. |

Growth dependent options and site proposals

| Objectives | Impacts | | |
|---|--|--|---|
| | High growth | Low growth | Limited growth |
| 1. Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation | There are likely to be a significant number of employment opportunities and jobs created by the implementation of this option. As it seeks to maximise the range of shops, cafes, restaurants, creative uses and small businesses units in Peckham. There would be less light industrial uses. | Some opportunities exist to improve transport and public realm which would help attract new businesses. More light industrial uses remain and some new business space built but not as much as under High growth option. | Less change in the area. Light industrial uses remain and few new business units built. Might be harder to encourage new businesses as there would be less transport and public realm improvements. |
| Education SDO 2. To improve | This option would protect and | Similar impacts to A. | Similar impacts to A. |

| Objectives | Impacts | | |
|--|--|--|---|
| | High growth | Low growth | Limited growth |
| the education and skill of the population | provide spaces for education and training. | | |
| Crime and Community Safety SDO 3. To reduce the incidence of crime and the fear of crime | This option would encourage active uses that generate activity, but would do so more comprehensively on a wider range of sites. This is likely to have wider impacts in reducing the fear of crime. Also will be more attractive urban areas and more improvements such as better lighting and CCTV. | This option would encourage some uses that generate activity in the town centre, though less than under High Growth option. There will also be less improvements to public spaces. | Less changes and less new activities in the town centre, which would remain quiet at night. Less safety improvements to the public realm. |
| Health SDO 4. To improve the health of the population | Better public spaces should encourage more people out of their cars. However better improvements to traffic arrangements may encourage people to drive more. There will be a new health facility in town centre. | There will be a new health facility in town centre, but less improvements to public spaces to encourage more walking and cycling and physical activity. | There will be a new health facility in town centre. |
| Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion | This option would create more things to do and places to go in the town centre at day and night. It would also create some exciting spaces to make people proud of the area they live in. Better use will be made of existing community facilities. | Less new activities and spaces in the town centre. Though there is still provision for community uses to meet local needs. Better use of existing community facilities. | Existing facilities will be better used and people made more aware of. Better use of facilities in schools. |
| Energy Efficiency and Renewable Energy | More development will mean more energy demand, | More development will mean more energy demand, | Less new development will retrain growth in |

| Objectives | Impacts | | |
|---|---|--|--|
| | High growth | Low growth | Limited growth |
| SDO 6. To reduce contributions to climate change | however there is provision for a local energy system and developments will be expected to meet highest environmental standards. | no not as much as under High Growth option. But a local energy system is unlikely to be affordable under this option. | energy needs. However existing development would not be able to take advantage of a local energy system. |
| Air Quality SDO 7. To improve the air quality in Southwark | Will depend on how much car parking is provided. Also local energy system could reduce local air quality, though there would be a wider benefit. Better public spaces may encourage less car use, though better flowing streets might encourage more car use. More construction activity will mean more short term air quality impacts unless managed well. | Less impacts than under High growth Option, though there will be less opportunity to green the area. | Limited development will mean less air quality impacts, but there will also be less opportunity for projects that could improve air quality. |
| Waste Management SDO. 8 To reduce waste and maximise use of waste arising as a resource | Higher levels of housing and commercial activity will generate more waste. | More development will generate more waste, though likely to be less than under High growth option | Limited change over now. |
| Water Resources SDO 9. To encourage sustainable use of water resources | High increase in demand for water, though this options will require highest levels of water efficiency as well as look at possibility of local water supply and water harvesting and reuse. | Will be an increase in water demand. High levels of water efficiency expected, but not as much as under high growth options. | High levels of water efficiency expected in new schemes. |
| Soil and Land Quality SDO 10. To maintain and enhance the | Some industrial land may be redeveloped which may require | More light industrial uses left which may mean more | More light industrial uses left which may mean more |

| Objectives | Impacts | | |
|---|--|--|--|
| | High growth | Low growth | Limited growth |
| quality of land and soils. | remediation. | contamination of land. | contamination of land. |
| Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape | More opportunity for improvements to public spaces, though a higher scale of development which would need to be well designed so as to have a positive impact. | Lower scale of development, though less opportunity for improvements to public spaces. | Less new development putting less pressure on existing urban form, though limited opportunities for improvements to public spaces. |
| Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets | Higher scale of development will place pressure on historic environment. Conservation area could raise design quality | Less pressure on historic environment. Conservation area could raise design quality | Less pressure on historic environment. |
| Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity | More improvements possible under this option, though there will be more pressure on open spaces. | Opportunity for less improvements. | Limited opportunity or improving open spaces, though there will be least amount of added pressure on them. |
| Flood Risk SDO 14. To reduce vulnerability to flooding | Most development outside Thames flood area, though higher scale development could mean more localised flooding unless SUDS techniques implemented. | Will need to use SUDS techniques to improve drainage in area. | Less opportunity o improve drainage. |
| Housing SDO 15. To provide everyone with the opportunity to live in a decent home | Most amount of new housing provided. | Less new housing provided. | Limited new housing provided. |
| Sustainable Transport SDO. 16 To promote sustainable transport and minimise the need to travel by car. | Better walking and cycling routes. Major public transport improvements. Loss of car parking will need to be addressed. | Major public transport improvements but less opportunity for improving walking and cycling routes. More car parking retrained. | Limited change to now. |

The full set of tables are listed in Appendix 3.

7.4 How have likely negative effects been avoided or reduced?

This appraisal has identified some possible negative impacts of the options and ways that they could be overcome in refining the options further and preparing the preferred approach to improving Peckham and Nunhead. This will be explored further in the sustainability appraisal of the preferred option.

7.5 How should the area action plan be implemented?

The area action plan will be a major part of Southwark's planning policies and will be used to decide planning applications. It will also set other things the council and its partners will do, such as improving schools and open spaces and providing a new polyclinic. The issues and options paper considers what will need to happen to deliver different options. This issue will be explored further as we develop the preferred option.

7.5 Proposals for monitoring

It is important that the plan is monitored to keep track of whether it is working in the way it should. The area action plan will be monitored through the Local Development Framework Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of the council's planning policies and guidance and what effects this development is having in terms of sustainability.

The way the area action plan will be monitored will be explored in more detail at later stages in the AAP process.

APPENDIX 1: The SEA Directive and other Legal Requirements

The Peckham and Nunhead Area Action Plan falls within the definition of a 'plan or programme' under European Directive 2001/42 (the SEA Directive), which was transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. As the plan is likely to have significant environmental effects, it is necessary to carry out a Strategic Environmental Assessment (SEA). The Planning and Compulsory Purchase Act 2004, also introduced the mandatory requirement for the Sustainability Appraisal (SA) of all Local Development Documents to test how well the plan considers social, economic and environmental issues to achieve sustainable development.

The guidance on carrying out Sustainability Appraisals set out in the Community and Local Government's Practical Guide to the Strategic Environmental Assessment Directive (September 2005) and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005) has been followed in the preparation of the AAP.

Whilst the requirement to carry out a Sustainability Appraisal and a Strategic Environmental Assessment are distinct, it is possible to satisfy both through a single appraisal process. This report combines the requirements of strategic environmental assessment (SEA) with those of sustainability assessment (SA). In the case of the AAP, all references to SA should be understood as referring to both the SA and SEA process.

The table below shows where the requirements of the strategic environmental assessment have been addressed in this report

| Information Required in SEA | Where covered in SA Report |
|---|-----------------------------|
| Outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes | Chapter 1 and 3 |
| The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme | Chapter 5 |
| The environmental characteristics of areas likely to be significantly affected | Chapter 5 |
| Any existing environmental problems which are relevant to the plan or programme | Chapter 5 |
| The environmental protection objectives which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation | Chapter 4 |
| The likely significant effects on the environment. | Chapter 7 /Appendix 3 |
| The measures envisaged to prevent, reduce and offset any significant adverse effects on the environment of implementing the plan or programme | Chapter 7 |
| An outline of the reasons for selecting the alternatives dealt with | Not necessary at this stage |
| A description of how the assessment was undertaken including any difficulties encountered in compiling the required information | Chapter 2 |
| A description of measures envisaged concerning monitoring | Chapter 7 |
| A non-technical summary of the information provided under the above. | Opening section |

The table below sets out how the sustainability objectives cover the issues required to be covered in a Strategic Environmental Assessment

| SEA Directive issue | SA objectives which cover it |
|--|--------------------------------------|
| Biodiversity | SDO13, SDO6, SDO7, SDO10 |
| Population* | SDO1, SDO2, SDO3, SDO4, SDO5, SDO15 |
| Human health | SDO1, SDO3, SDO4, SDO7, SDO14, SDO16 |
| Fauna | SDO13, SDO6, SDO7, SDO8, SDO10 |
| Flora | SDO13, SDO6, SDO7, SDO8, SDO10 |
| Soil | SDO 10 |
| Water | SDO9, SDO10 |
| Air | SDO7 |
| Climactic factors | SDO 4, SDO6, SDO7, SDO11, SDO14 |
| Material assets* | SDO8, SDO11, SDO12 |
| Cultural heritage inc architectural and archaeological | SDO11, SDO12 |
| Landscape | SDO10, SDO11 |

*These terms are not clearly defined in the Directive

APPENDIX 2: COMPARISON OF SUSTAINABILITY OBJECTIVES

Sustainability Objectives

| | |
|-------|--|
| SDO 1 | To tackle poverty and encourage wealth creation |
| SDO 2 | To improve the education and skills of the population |
| SDO 3 | To improve the health of the population |
| SDO 4 | To reduce the incidence of crime and the fear of crime |
| SDO 5 | To promote social inclusion, equality, diversity and community cohesion |
| SDO 6 | To reduce contributions to climate change |
| SDO 7 | To improve the air quality in Southwark |
| SDO 8 | To reduce waste and maximise use of waste arising as a resource |
| SDO 9 | To encourage sustainable use of water resources |
| SDO10 | To maintain and enhance the quality of land and soils. |
| SDO11 | To protect and enhance the quality of landscape and townscape |
| SDO12 | To conserve and enhance the historic environment and cultural assets |
| SDO13 | To protect and enhance open spaces, green corridors and biodiversity |
| SDO14 | To reduce vulnerability to flooding |
| SDO15 | To provide everyone with the opportunity to live in a decent home |
| SDO16 | To promote sustainable transport and minimise the need to travel by car. |

Table A2.1 - Compatibility of SA 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 significant link between the objectives. SDO11 (To protect and enhance the quality of landscape and townscape) & 12 (To conserve and enhance the historic environment and cultural assets) are generally considered to be compatible with SDO6 (To reduce contributions to climate change) & 8 (To reduce waste and maximise use of waste arising as a resource). However, buildings that incorporate sustainable technologies (e.g. wind turbines or photovoltaics) could

have negative effects upon the built environment and the historic character of an area if the design does not reflect the sensitivities of the building or area. The result will, therefore, be a consequence of implementation.

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 | ✓ | ✓ | ✓ |
| SDO 8 | ✓ | | ✓ |
| SDO 9 | ✓ | ✓ | ✓ |
| SDO 10 | ✓ | ✓ | ✓ |
| SDO 11 | ✓ | ✓ | ✓ |
| SDO 12 | ✓ | ✓ | ✓ |
| SDO 13 | ✓ | ✓ | ✓ |
| SDO 14 | ✓ | ✓ | ✓ |
| SDO 15 | | ✓ | ✓ |
| SDO 16 | ✓ | ✓ | ✓ |

Most of the objectives cover environmental, social and economic issues, either directly or indirectly. For example, Sustainability Objective 6 (to reduce contributions to climate change) is directly aimed at reducing the impact of carbon dioxide emissions on the environment. However, there will also be social and economic benefits for example more energy efficient homes will help to address the issue of fuel poverty, which in turn can have a positive impact on the health and quality of life of residents.

APPENDIX 3: APPRAISAL TABLES

Table AP3.1 Compatibility of objectives of AAP with the sustainability objectives

| AAP Objectives | Sustainability Objectives | | | | | | | | | | | | | | | |
|--------------------------------------|---------------------------|-------------------------|----------------------------|-----------|--------------------------|-------------------|----------------|----------|----------|----------------------------|-------------------------------------|--------------|-----------------------------------|--------------|------------------|---------------------------|
| | 1. Poverty and wealth | 2. Education and skills | 3. Crime and fear of crime | 4. Health | 5. Equality and cohesion | 6. Climate Change | 7. Air quality | 8. Waste | 9. Water | 10. Quality land and soils | 11. Landscape and townscape quality | 12. Heritage | 13. Green spaces and biodiversity | 14. Flooding | 15. Decent homes | 16. Sustainable Transport |
| Creativity in Peckham | ? | ✓ | ✓ | ✓ | ✓ | 0 | 0 | 0 | 0 | 0 | 0 | ✓ | 0 | ✓ | 0 | 0 |
| Making Peckham Safer | ✓ | 0 | 0 | ✓ | ✓ | 0 | ✓ | 0 | 0 | 0 | 0 | 0 | ✓ | 0 | 0 | ✓ |
| Getting to and moving around Peckham | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 0 | 0 | 0 | ✓ | 0 | ✓ | ✓ | 0 | ✓ |
| Living in Peckham | ✓ | 0 | ✓ | ✓ | ✓ | ? | ? | ? | ? | 0 | 0 | 0 | ? | ? | ✓ | ✓ |
| Working and learning in Peckham | ✓ | ✓ | 0 | ✓ | ✓ | ? | ? | ? | ? | ? | 0 | 0 | ? | ? | ? | ✓ |
| A thriving community in Peckham | ✓ | ✓ | ✓ | ✓ | ✓ | ? | ? | ? | ? | 0 | ✓ | 0 | ✓ | ? | ✓ | ✓ |
| Conserving Peckham | 0 | 0 | 0 | ✓ | ✓ | 0 | 0 | ✓ | 0 | 0 | ✓ | ✓ | ✓ | 0 | 0 | 0 |
| Clean and Green Peckham | ✓ | 0 | 0 | ✓ | 0 | ✓ | ✓ | ✓ | ✓ | ✓ | 0 | 0 | ✓ | ✓ | 0 | ✓ |
| Making sure positive change happens | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Legend

✓ Compatible

0 No relationship

? Depends on implementation

X Incompatible

None of the objectives are incompatible. However there are question marks over some, which means that they will need to be carefully implemented to make sure they do not have negative impacts.

| AAP Objective | SA Objective | Result | Comments |
|---------------------------------|--------------|--------|---|
| Creativity in Peckham | 1 | ? | If we replace existing businesses with creative and cultural industries there might not be the same amount of jobs. There may also be less jobs for which local people have the skills for. This can be addressed through training and also looking strategically at how we can provide space for new creative industries that will not displace other types of jobs in the area. |
| Living in Peckham | 6 | ? | More housing in the area could put a strain on the environment, requiring more energy and water and taking up more land. However, this does not necessarily need to be the case. Well designed development can use resources better and be more energy and water efficient and less polluting. For the regeneration of the Elephant and Castle area will not produce more carbon dioxide than the area does now. We also need to locate housing and design it in a way that keeps residents as safe from flooding as possible and reduces damage to property. |
| | 7 | ? | |
| | 8 | ? | |
| | 9 | ? | |
| | 13 | ? | |
| | 14 | ? | |
| Working and learning in Peckham | 6 | ? | An increase in commercial floorspace in the area could increase the demands for natural resources and damage the environment. Some types of industries are polluting. However well designed development can reduce its impact on the environment. |
| | 7 | ? | |
| | 8 | ? | |
| | 9 | ? | |
| | 10 | ? | |
| | 13 | ? | |
| | 14 | ? | |
| | 15 | ? | There could be competition between using land for housing and land for business. |
| A thriving community in Peckham | 6 | ? | More development in the area could put a strain on the environment, requiring more energy and water and taking up more land. However, this does not necessarily need to be the case. Well designed development can use resources better and be more energy and water efficient and less polluting. Some community uses, such as schools and nurseries can are particularly vulnerable if there is a flood, so we will need to locate and design them in ways that keep occupants as safe from flooding as possible and reduces damage to property. |
| | 7 | ? | |
| | 8 | ? | |
| | 9 | ? | |
| | 14 | ? | |

Tables A3.2 – Tables testing the Options

“✓” = positive impact, ‘x’ = negative impact, ‘o’ = neutral i.e. no impact, ‘?’ = impact not uncertain

| Options – The Big Decisions | Sustainability Objectives | | | | | | | | | | | | | | | |
|---------------------------------------|---------------------------|-------------------------|----------------------------|-----------|--------------------------|-------------------|----------------|----------|----------|----------------------------|-------------------------------------|--------------|-----------------------------------|--------------|------------------|---------------------------|
| | 1. Poverty and wealth | 2. Education and skills | 3. Crime and fear of crime | 4. Health | 5. Equality and cohesion | 6. Climate Change | 7. Air quality | 8. Waste | 9. Water | 10. Quality land and soils | 11. Landscape and townscape quality | 12. Heritage | 13. Green spaces and biodiversity | 14. Flooding | 15. Decent homes | 16. Sustainable Transport |
| Housing | | | | | | | | | | | | | | | | |
| A If major transport improvements | ✓ | o | o | ? | ✓ | ? | ? | ? | ? | ✓ | ? | ? | ? | ? | ✓ | ✓ |
| B If no major transport improvements | ? | o | o | ? | ✓ | o | o | o | o | o | ✓ | o | ✓ | o | ? | ✓ |
| Business Space | | | | | | | | | | | | | | | | |
| A If major transport improvements | ✓ | ✓ | o | o | ✓ | ? | ? | ? | ? | o | o | o | o | o | o | ✓ |
| B If no major transport improvements | ✓ | o | o | o | ✓ | o | o | o | o | o | o | o | o | o | o | ✓ |
| Shopping and town centre uses | | | | | | | | | | | | | | | | |
| A If major transport improvements | ✓ | o | ? | o | o | ? | ? | ? | ? | o | ? | ? | ? | ? | o | o |
| B If no major transport improvements | ✓ | o | o | o | o | o | o | o | o | o | ? | o | o | o | o | o |
| Peckham and Nunhead's Heritage | | | | | | | | | | | | | | | | |
| Introduce a conservation area | o | o | o | o | o | o | o | o | o | o | ✓ | ✓ | ✓ | o | o | o |

Comments on the Big Decisions Options

| Housing | | | |
|----------------|---------------------|---------------|--|
| Option | SA Objective | Result | Comments |
| A | 4 | ? | The provision of additional housing could increase the amount of noise and vibration in the area unless suitable mitigation is put in place |
| A | 6 | ? | Encouraging more housing may have a neutral effect on climate change, particularly if new homes are built to high energy efficiency standards. However, if the balance favours more of a certain type of home i.e. 1 bedroom apartments, contributions to climate change may increase. |
| A | 7 | ? | Encouraging more housing may have a neutral effect on air quality, particularly if new homes are built to high energy efficiency standards. However, emissions generated both in construction and operation, particularly from transport, could result in a rise in emissions |
| A | 8 | ? | Encouraging more housing may have a neutral effect on the amount of waste, particularly if those homes are built with appropriate recycling facilities and best practice waste management in construction and operation. However, the amount of development may still result in an increase in waste generated in Peckham. |
| A | 9 | ? | Encouraging more housing may have a neutral effect on the use of water resources, particularly if new homes are built to high water efficiency standards. However, if development is not built according to best practice, a higher rate of water may be consumed in Peckham. |
| A | 11 | ? | Encouraging more housing could have a positive or negative effect on the quality of landscape and townscape as it will be dependent on the design and sensitivity of the proposals |
| A | 12 | ? | Encouraging more housing may have a positive or negative effect on the historic environment as it will be dependent on the design and sensitivity of the proposals |
| A | 13 | ? | Encouraging more housing may have a positive or negative effect on open spaces and green corridors as it will be dependent on the design and sensitivity of the proposals and the land available |
| A | 14 | ? | Encouraging more housing may have a positive or negative effect on areas vulnerable to flooding as it will be dependent on the location of the development and mitigation measures incorporated within the design |
| | | | |
| B | 1 | ? | The provision of less housing in the area may limit the opportunities for the retention and growth of local employment |
| B | 15 | ? | The provision of less housing could result in fewer homes that meet the housing needs of the borough and the decent home standards |

| Business Space | | | |
|--------------------------------------|---------------------|---------------|--|
| Option | SA Objective | Result | Comments |
| A | 6 | ? | The provision of new business space may result in an increase in carbon emissions unless built to best practice standards |
| A | 7 | ? | The provision of new business space may result in an increase in air pollution in construction and operation, particularly traffic, unless built to best practice standards |
| A | 8 | ? | The provision of new business space may result in an increase in waste in construction and operation unless built to best practice standards |
| A | 9 | ? | The provision of new business space may result in an increase in water consumption unless built to best practice standards |
| Shopping and town centre uses | | | |
| Option | SA Objective | Result | Comments |
| A | 3 | ? | An increase in retail space could improve activity levels within the Peckham area which could improve safety and security |
| A | 6 | ? | An increase in retail space could result in an increase in carbon emissions unless built to best practice standards |
| A | 7 | ? | An increase in retail space could result in an increase in air pollution in construction and operation, particularly traffic, unless built to best practice standards |
| A | 8 | ? | An increase in retail space is likely to result in an increase in waste in construction and operation unless built to best practice standards |
| A | 9 | ? | An increase in retail space could result in an increase in water consumption unless built to best practice standards |
| A | 11 | ? | An increase in retail space could have a positive or negative effect on the quality of landscape and townscape as it will be dependent on the design and sensitivity of the proposals |
| A | 12 | ? | An increase in retail space could have a positive or negative effect on the quality of the historic environment as it will be dependent on the design and sensitivity of the proposals |
| A | 13 | ? | An increase in retail space could have a positive or negative effect on the provision of open space and green corridors as it will be dependent on the design and sensitivity of the proposals |
| A | 14 | ? | An increase in retail space could have a positive or negative effect on areas vulnerable to flooding as it will be dependent on the location of the development and mitigation measures incorporated within the design |

| Business Space | | | |
|----------------|--------------|--------|---|
| Option | SA Objective | Result | Comments |
| B | 11 | ? | It is uncertain whether limited growth will improve the landscape and townscape quality of the area |

| Options – Growth Dependent | Sustainability Objectives | | | | | | | | | | | | | | | |
|---|---------------------------|-------------------------|----------------------------|-----------|--------------------------|-------------------|----------------|----------|----------|----------------------------|-------------------------------------|--------------|-----------------------------------|--------------|------------------|---------------------------|
| | 1. Poverty and wealth | 2. Education and skills | 3. Crime and fear of crime | 4. Health | 5. Equality and cohesion | 6. Climate Change | 7. Air quality | 8. Waste | 9. Water | 10. Quality land and soils | 11. Landscape and townscape quality | 12. Heritage | 13. Green spaces and biodiversity | 14. Flooding | 15. Decent homes | 16. Sustainable Transport |
| Scale of development | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | ? | ? | ✓ | x | x | x | x | o | ? | ? | ? | ? | o | ✓ |
| B Low Growth | ✓ | o | o | o | o | ? | ? | ? | ? | o | ? | o | o | ? | o | ✓ |
| C Limited growth | ? | o | o | o | o | ? | o | o | o | o | o | o | o | o | o | o |
| Affordable business space | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | o | o | ✓ | o | o | o | o | o | o | o | o | o | o | o |
| B Low Growth | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o |
| C Limited growth | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o |
| Traffic and deliveries | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | o | ? | o | x | x | o | o | o | ? | ? | o | o | o | ✓ |
| B Low Growth | ✓ | o | o | o | o | ? | ? | o | o | o | ? | o | o | o | o | ? |
| C Limited growth | ✓ | o | o | o | o | ? | ? | o | o | o | ? | o | o | o | o | ? |
| Better streets and public spaces | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | ✓ | ✓ | ✓ | ? | o | o | o | o | ✓ | ✓ | ✓ | ? | o | ✓ |
| B Low Growth | ✓ | o | ✓ | ✓ | ✓ | o | o | o | o | o | ? | ? | ? | ? | o | ✓ |
| C Limited growth | o | o | ? | o | o | o | o | o | o | o | x | o | x | o | o | x |
| The natural environment | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | o | ✓ | ✓ | ✓ | ? | o | ✓ | ✓ | ✓ | o | ✓ | ✓ | o | o |
| B Low Growth | ? | o | o | o | o | ✓ | ? | o | o | o | ✓ | o | ✓ | ✓ | o | o |
| C Limited growth | o | o | o | o | o | ✓ | ? | o | o | o | o | o | o | o | o | o |

| Options – Large Development Sites | Sustainability Objectives | | | | | | | | | | | | | | | |
|---|---------------------------|-------------------------|----------------------------|-----------|--------------------------|-------------------|----------------|----------|----------|----------------------------|-------------------------------------|--------------|-----------------------------------|--------------|------------------|---------------------------|
| | 1. Poverty and wealth | 2. Education and skills | 3. Crime and fear of crime | 4. Health | 5. Equality and cohesion | 6. Climate Change | 7. Air quality | 8. Waste | 9. Water | 10. Quality land and soils | 11. Landscape and townscape quality | 12. Heritage | 13. Green spaces and biodiversity | 14. Flooding | 15. Decent homes | 16. Sustainable Transport |
| Choumert Grove Car Park | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | o | ✓ | ✓ | x | ✓ | x | x | o | ? | o | ✓ | o | o | ✓ |
| B Low Growth | o | o | o | o | o | o | x | o | o | o | x | x | ✓ | o | o | ? |
| C Limited growth | o | o | o | o | o | o | x | o | o | o | x | x | ✓ | o | o | ? |
| Industrial land off Copeland Road and Bournemouth Road (71P) including land between the railway arches | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | ✓ | ✓ | o | ✓ | o | o | o | o | ✓ | ✓ | o | ✓ | o | o | ? |
| B Low Growth | ✓ | ✓ | ✓ | o | o | x | o | x | x | ✓ | ✓ | o | o | o | o | ? |
| C Limited growth | ✓ | ✓ | ✓ | o | o | x | o | x | x | ✓ | ✓ | o | o | o | o | ? |
| Land between the railway line, including railway arches, north of site 71P | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | ✓ | o | ✓ | x | x | x | x | o | ✓ | o | ✓ | o | o | ? |
| B Low Growth | ✓ | o | o | o | o | o | o | o | o | ? | o | o | ✓ | o | o | o |
| C Limited growth | ✓ | o | o | o | o | o | o | o | o | ? | o | o | o | o | o | o |
| Copeland Road car park and site on corner of Copeland road and Rye Lane (72P) | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | o | o | ✓ | x | x | x | x | o | ✓ | o | ✓ | o | ✓ | ? |
| B Low Growth | o | o | o | o | o | x | x | x | x | o | ✓ | o | ✓ | o | ✓ | ? |
| C Limited growth | o | o | o | o | o | x | x | x | x | o | ✓ | o | ✓ | o | ✓ | ? |
| Peckham Rye Station and land to east and west of site | | | | | | | | | | | | | | | | |
| A High Growth | ? | o | ✓ | o | ✓ | o | o | ? | o | o | ✓ | ✓ | o | o | o | o |
| B Low Growth | ✓ | ✓ | ✓ | o | ✓ | o | o | o | o | o | o | ✓ | o | o | o | o |
| C Limited growth | ✓ | o | ✓ | o | ✓ | o | o | o | o | ? | o | ✓ | o | o | o | o |
| Cinema/ multi-storey car park off Moncrieff Place | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | ✓ | ✓ | o | ✓ | x | x | x | x | o | ✓ | o | ✓ | o | ✓ | ? |
| B Low Growth | ✓ | ✓ | ✓ | o | ✓ | x | x | x | x | o | ✓ | o | ✓ | o | o | ? |
| C Limited growth | o | o | X | o | o | o | o | o | o | o | X | o | o | o | o | ? |

| Options – Large Development Sites | Sustainability Objectives | | | | | | | | | | | | | | | |
|---|---------------------------|-------------------------|----------------------------|-----------|--------------------------|-------------------|----------------|----------|----------|----------------------------|-------------------------------------|--------------|-----------------------------------|--------------|------------------|---------------------------|
| | 1. Poverty and wealth | 2. Education and skills | 3. Crime and fear of crime | 4. Health | 5. Equality and cohesion | 6. Climate Change | 7. Air quality | 8. Waste | 9. Water | 10. Quality land and soils | 11. Landscape and townscape quality | 12. Heritage | 13. Green spaces and biodiversity | 14. Flooding | 15. Decent homes | 16. Sustainable Transport |
| Bellenden Road retail park including Lidl site | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | ✓ | o | ✓ | x | o | x | x | o | ✓ | o | ✓ | o | ✓ | ? |
| B Low Growth | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o |
| C Limited growth | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o |
| Aylesham Centre | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | ✓ | o | ✓ | x | x | x | x | o | ? | ? | ✓ | o | ✓ | ? |
| B Low Growth | ✓ | o | ✓ | o | ✓ | x | x | x | x | o | ? | ? | ✓ | o | ✓ | ? |
| C Limited growth | o | o | o | o | o | o | o | o | o | o | x | o | o | o | o | o |
| Land off Sumner Road | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | ✓ | o | ✓ | ✓ | x | x | x | x | o | ? | ? | x | o | ✓ | ✓ |
| B Low Growth | ✓ | ✓ | o | ✓ | ✓ | x | x | x | x | o | ? | ? | x | o | ✓ | ✓ |
| C Limited growth | o | o | x | o | o | o | o | o | o | o | o | o | ✓ | o | o | o |
| Peckham Square and Eagle Wharf site (known as Area 10) | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | ✓ | ✓ | o | ✓ | x | x | x | x | ✓ | ✓ | ✓ | ✓ | o | ✓ | o |
| B Low Growth | ✓ | ✓ | ✓ | o | ✓ | x | x | x | x | ✓ | ✓ | ✓ | ✓ | o | o | o |
| C Limited growth | ✓ | ✓ | ✓ | o | ✓ | o | o | o | o | ✓ | ✓ | ✓ | ✓ | o | o | o |
| Cator Street (including Training Centre, Bradfield Youth and Community Centre) | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | ✓ | o | o | ✓ | x | x | x | x | o | ✓ | o | x | o | ✓ | o |
| B Low Growth | ✓ | ✓ | o | o | ✓ | x | x | x | x | o | ✓ | o | x | o | ✓ | o |
| C Limited growth | ✓ | ✓ | o | o | ✓ | o | o | o | o | o | ✓ | o | o | o | o | o |
| Tuke School and neighbouring site (occupied by scaffolding business) | | | | | | | | | | | | | | | | |
| A High Growth | x | x | o | o | x | x | x | x | x | ? | ✓ | o | ? | o | ✓ | o |
| B Low Growth | ✓ | ? | o | o | ✓ | o | o | o | o | o | ✓ | o | ? | o | o | o |
| C Limited growth | ✓ | ? | o | o | ✓ | o | o | o | o | o | ✓ | o | ? | o | o | o |

| Options – Large Development Sites | Sustainability Objectives | | | | | | | | | | | | | | | |
|--|---------------------------|-------------------------|----------------------------|-----------|--------------------------|-------------------|----------------|----------|----------|----------------------------|-------------------------------------|--------------|-----------------------------------|--------------|------------------|---------------------------|
| | 1. Poverty and wealth | 2. Education and skills | 3. Crime and fear of crime | 4. Health | 5. Equality and cohesion | 6. Climate Change | 7. Air quality | 8. Waste | 9. Water | 10. Quality land and soils | 11. Landscape and townscape quality | 12. Heritage | 13. Green spaces and biodiversity | 14. Flooding | 15. Decent homes | 16. Sustainable Transport |
| Sumner House, Sumner Road | | | | | | | | | | | | | | | | |
| A High Growth | x | o | o | o | o | x | x | o | x | o | ✓ | ✓ | ✓ | o | ✓ | o |
| B Low Growth | ✓ | ✓ | o | o | ✓ | o | o | o | o | o | ✓ | ✓ | ✓ | o | o | o |
| C Limited growth | ✓ | ✓ | o | o | ✓ | o | o | o | o | o | ✓ | ✓ | ✓ | o | o | o |
| Land to west of Queens Road station (Timber Yard) | | | | | | | | | | | | | | | | |
| A High Growth | x | o | o | o | o | x | x | x | x | o | ✓ | o | ✓ | o | ✓ | o |
| B Low Growth | ✓ | o | o | o | ✓ | o | o | o | o | o | ✓ | o | ✓ | o | o | o |
| C Limited growth | ✓ | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o |
| Land to west of Lister Primary Care Centre (99 Peckham High Street) | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | o | o | o | ✓ | x | x | x | x | o | ✓ | o | o | o | ✓ | o |
| B Low Growth | ✓ | o | o | o | ✓ | x | o | x | x | o | ✓ | o | o | o | o | o |
| C Limited growth | ✓ | o | o | o | ✓ | o | o | o | o | o | ✓ | o | o | o | o | o |
| Netto Supermarket | | | | | | | | | | | | | | | | |
| A High Growth | ✓ | ✓ | o | o | ✓ | x | x | x | x | o | ✓ | o | ✓ | o | ✓ | o |
| B Low Growth | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o |
| C Limited growth | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o | o |

Comments on the Growth Dependent Options

| Scale of development | | | |
|----------------------|--------------|--------|---|
| Option | SA Objective | Result | Comments |
| A | 3 | ? | Development will need to be built so that it increases activity in the town centre and helps to overcome fear of crime. |
| | 4 | ? | Need to design high quality buildings and spaces that people will want to stay in and encourage people to walk and cycle. |
| | 6 | x | Will require more materials and more energy to build and operate. Will need to be overcome through energy efficient design and connection to district energy schemes. |
| | 7 | x | Likely to generate more traffic as well and short-term air impacts during construction. |
| | 8 | x | More construction activity could generate more waste. A higher scale of development could lead to more waste being generated during occupation of buildings. This will need to be overcome by managing construction processes and encouraging sustainable waste practices by occupants. |
| | 9 | x | More development would result in more water use that would need to be overcome through water efficient design. |
| | 11 | ? | Development would need to be very well designed so that it doesn't negatively impact on the look and feel of the area. |
| | 12 | ? | See comment above. There are a number of historical buildings that could be impacted on. Sensitive approach to design and development of sites is needed. |
| | 13 | ? | Higher scale development on sites could move pressure away from open spaces being developed, though more people in the area will increase demand for open spaces. Plus there could be impacts from overshadowing and wind tunnel effect. |
| | 14 | ? | Most sites are outside the Thames flood zone, but better drainage will be needed. |
| | | | |
| B | 6 | ? | Similar issues to option A, but a lower scale of development would place less pressure on resources. |
| | 7 | ? | Similar issues to option A, but likely to be to lesser extent |
| | 8 | ? | Similar issues to Option A, depends on how construction activity makes use of existing buildings. |
| | 9 | ? | Similar issues to Option A. |
| | 11 | ? | Similar issues to Option A, though new building would be more consistent with current scale. However there may be less opportunity for iconic development that raises the profile of the area. |
| | 14 | ? | Similar issues to Option A |
| | | | |

| | | | |
|---|---------------------|---------------|--|
| C | 1 | ? | Lower scale of development may mean less opportunity for construction jobs. |
| | 6 | ? | Will be a lower scale of development, but opportunities like district energy systems unlikely to be possible. Also there may be some development which would use new materials and energy. |
| Traffic and deliveries | | | |
| Option | SA Objective | Result | Comments |
| A | 4 | ? | Could result in improvement if less air pollution from less congestion – will depend on what measures are put in place |
| | 6 | x | Could encourage more car use if there are more efficient roads. Though there could also be less emissions from more efficient traffic flows. |
| | 7 | x | See comments above |
| | 11 | ? | Will depend on what measures are out in place. |
| | 12 | ? | Will depend on what measures are out in place. |
| Better streets and public spaces | | | |
| Option | SA Objective | Result | Comments |
| B,C | 6 | ? | If congestion continues there would be emissions. |
| | 7 | ? | If congestion continues there would be emissions. |
| | 11 | ? | Will depend on what measures are out in place. |
| | 16 | ? | Might not improve access through the town centre or access to businesses. |
| A | 6 | ? | Could result in increased demand for more materials – unless recycled materials are used |
| | 14 | ? | Landscaping should incorporate SUDS techniques to reduce flood risk |
| B | 11 | ? | Less improvements to the public realm, there could be areas there are in need of improvements that miss out |
| | 12 | ? | Opportunities for improving historic areas may be missed to due lack of investment |
| | 13 | ? | Would not be as many opportunities to improve green spaces |
| | 14 | ? | Landscaping should incorporate SUDS techniques to reduce flood risk |
| C | 3 | ? | Could result in less safety improvements being made, such as less CCTV and less lighting improvements |
| | 11 | x | Less improvements to the look and feel of areas |
| | 13 | x | Less improvements to green spaces. |
| | 16 | x | Less attractive public areas could mean less people willing to walk or cycle. |

| The natural environment | | | |
|--------------------------------|---------------------|---------------|---|
| Option | SA Objective | Result | Comments |
| A, B,C | 7 | ? | Contribution to air quality is uncertain. Local energy schemes could lead to a worsening in local air quality. However less environmental improvements might mean less green areas to filter emissions as well as less energy efficient developments. |

**Major Development Sites
Choumert Grove Car Park**

| Option | SA Objective | Result | Comments |
|---------------|---------------------|---------------|---|
| A | 6 | X | Redevelopment of this site would increase the demand for energy. However, a higher carbon footprint could be mitigated if development was highly energy efficient and where possible sourced energy from either a renewable or a decentralised low carbon source. |
| A | 8 | X | Waste will be generated from development of the site. The impact could be mitigated if adequate waste storage and recycling facilities are incorporated. |
| A | 9 | X | Redevelopment is likely to bring about an increased demand for water. It is possible to reduce the impact of increased water demand by incorporating water saving technologies into the new polyclinic. |
| A | 11 | ? | The site backs on to the Holly Grove conservation area and any building will need to be sensitively designed. |
| B | 7 | X | Retention of car park promotes car use, which contributes to poor air quality. |
| B | 11 | X | Large car park detracts from town centre |
| B | 12 | X | Large car park not a good contribution to conservation area |
| B | 16 | ? | Retention of car park promotes car use. |
| C | 6 | X | Impacts are likely to be the same as option B. |
| C | 8 | X | Impacts are likely to be the same as option B. |
| C | 9 | X | Impacts are likely to be the same as option B. |
| C | 11 | ? | Impacts are likely to be the same as option B. |

Industrial land off Copeland Road and Bournemouth Road (71P) including land between the railway arches

| Option | SA Objective | Result | Comments |
|---------------|---------------------|---------------|--|
| A, B, C | 16 | ? | Could result in increased demand for car use if more people travelling to the site. Will need to be mitigated by |

| | | | |
|---------|---|---|--|
| | | | green travel plans and public transport investment. However this would be difficult under option C. |
| B and C | 6 | X | Intensifying uses on this site to include housing, a cultural venue and shops will as a result increase the site's energy and carbon footprint. These impacts can be mitigated against if new building are built to standards that minimise carbon emissions. |
| B and C | 8 | X | The uses and activities associated with this option are likely to generate waste during construction, but also whilst the development is up and running. The impact may be sufficiently mitigated against if adequate recycling facilities and storage space are integrated into new homes, community and commercial spaces. |
| B and C | 9 | X | The uses and activities associated with this option will consume water and are likely to increase the overall level of water consumption. This impact may be sufficiently mitigated against if water saving technologies are integrated into new homes and work spaces. |

Land between the railway line, including railway arches, north of site 71P

| Option | SA Objective | Result | Comments |
|---------|--------------|--------|---|
| A | 6 | X | Use of railway arches for mix of uses will generate much greater activity that currently exists. This activity will intensify uses on this site as a result increase the site's demand for energy and carbon footprint. These impacts can be mitigated against if the railway arches are refurbished to a high standard and minimise carbon emissions. |
| A | 8 | X | Waste will be generated through the introduction of commercial and community activities into the railway arches. The impact of this waste can be reduced by ensuring appropriate recycling storage space is available. |
| A | 9 | X | Intensifying the use of land between the railway and the arches will generate much greater activity than currently exists. Intensification is likely to increase the level of water consumption and the demand for water in this location. This will have a negative effect of water which is already a scare resource. Increase water consumption may be mitigated against if the railway arches are refurbished to incorporate water saving technologies. |
| A | 16 | ? | Could result in increased demand for car use if more people travelling to the site. Will need to be mitigated by green travel plans and public transport investment. |
| | | | |
| B and C | 10 | ? | Continued light industrial uses could contribute to soil contamination in the area. |

Copeland Road car park and site on corner of Copeland Road and Rye Lane (72P)

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|----------|
|--------|--------------|--------|----------|

| | | | |
|---------|----|---|--|
| A, B, C | 6 | X | The redevelopment of this site for housing would generate a need to power new homes. This would increase the site's energy footprint and as a result contribute to an increase in its carbon footprint. The carbon footprint of new homes could be mitigated against if they are built to high energy efficiency standards and if the supply of energy of energy to power homes is from either a renewable or a decentralised low carbon source. |
| A, B, C | 7 | X | |
| A, B, C | 8 | X | Waste will be generated from the additional of homes that would be built on this site. As the borough is striving to achieve an above average recycling rates the impact of housing of this site could be mitigated against if appropriate waste storage and recycling facilities are incorporated in the new homes on this site. |
| A, B, C | 9 | X | The addition of homes on this site will bring about a demand for water. As there is currently very little water demand on this site, the difference in terms of consumption on this site is likely to be significant. Although this is likely to be an issue with all housing development in Peckham, it is possible to reduce the impact of increased water consumption if new homes are built to incorporate water saving technologies to reduce the environmental impact of future occupants. |
| A, B, C | 16 | ? | Loss of car park could help reduce ca ruse, but could also have impact on traffic. Also more use son the site could increase traffic if not mitigated. Thought development is in town centre with good transport links. |

Peckham Rye Station and land to east and west of site

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|--|
| A | 1 | ? | If land between railway lines is developed, there could be a loss of space for light industrial uses. However, the new uses accommodated on this site may create more jobs for local people than currently exist on this site. |
| | 8 | ? | Waste will be generated in demolition of buildings. Opportunities to reuse and recycle it should be maximised. |
| C | 10 | ? | Continued industrial uses could lead to contaminated land. |

Cinema/ multi-storey car park of Moncrieff Place

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|---|
| A, B | 6 | X | Extra development on this site is likely to increase the demand for energy on this site and as a result increase its carbon footprint. Highly energy efficient design should be used and where possible source energy from either a renewable or a decentralised low carbon source. |
| A, B | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |
| A, B | 8 | X | Waste will be generated from improved arts and cultural facilities and the people coming to use the facility. As |

| | | | |
|------|----|---|---|
| | | | the borough is striving to achieve an above average recycling rate the impact of arts facility in terms of waste generation could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A, B | 9 | X | Likely to will bring about an increased demand for water from activities associated with its operation. It is possible to reduce the impact of increased water demand if the facility is built to incorporate water saving technologies. Waste could be generated through demolition and construction that will need to be addressed. |
| A, B | 16 | ? | Large increase in development on the site could increase demand for cars, though site is within a town centre with public transport infrastructure. |
| | | | |
| C | 3 | X | The car park is seen as a hot spot for crime. |
| C | 11 | X | The car park does not contribute to an attractive town centre. |
| C | 16 | X | Retaining the car park could continue to encourage car use. |

Bellenden Road retail park including Lidl site

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|---|
| A | 6 | X | Extra development on this site is likely to increase the demand for energy on this site and as a result increase its carbon footprint. Highly energy efficient design should be used and where possible source energy from either a renewable or a decentralised low carbon source. |
| A | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |
| A | 8 | X | Waste will be generated from improved arts and cultural facilities and the people coming to use the facility. As the borough is striving to achieve an above average recycling rate the impact of arts facility in terms of waste generation could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A | 9 | X | Likely to will bring about an increased demand for water from activities associated with its operation. It is possible to reduce the impact of increased water demand if the facility is built to incorporate water saving technologies. Waste could be generated through demolition and construction that will need to be addressed. |

Aylesham Centre

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|---|
| A,B | 6 | X | Extra development on this site is likely to increase the demand for energy on this site and as a result increase its carbon footprint. Highly energy efficient design should be used and where possible source energy from either a renewable or a decentralised low carbon source. |
| A, B | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |

| | | | |
|------|----|---|---|
| A, B | 8 | X | Waste will be generated from improved arts and cultural facilities and the people coming to use the facility. As the borough is striving to achieve an above average recycling rate the impact of arts facility in terms of waste generation could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A, B | 9 | X | Likely to will bring about an increased demand for water from activities associated with its operation. It is possible to reduce the impact of increased water demand if the facility is built to incorporate water saving technologies. Waste could be generated through demolition and construction that will need to be addressed. |
| A, B | 11 | ? | The Aylesham Centre is a key development site that contributes a significant part to the 'look' and 'feel' of the north of Rye Lane. Some local residents consider it an 'eye sore'. The redevelopment of this site has the potential to dramatically improve the quality of the townscape. |
| A,B | 12 | ? | The comments for this option are similar to those above for objective 11. However, what is particularly unknown is the effect of redevelopment on the clock tower and scheduled monuments that lie beneath the ground. |
| A,B | 16 | ? | Large increase in development on the site could increase demand for cars, though site is within a town centre with public transport infrastructure. |
| | | | |
| C | 11 | X | Some local residents consider it an 'eye sore'. |

Land off Sumner Road

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|---|
| A, B | 6 | X | Extra development on this site is likely to increase the demand for energy on this site and as a result increase its carbon footprint. Highly energy efficient design should be used and where possible source energy from either a renewable or a decentralised low carbon source. |
| A, B | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |
| A, B | 8 | X | Waste will be generated from improved arts and cultural facilities and the people coming to use the facility. As the borough is striving to achieve an above average recycling rate the impact of arts facility in terms of waste generation could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A, B | 9 | X | Likely to will bring about an increased demand for water from activities associated with its operation. It is possible to reduce the impact of increased water demand if the facility is built to incorporate water saving technologies. Waste could be generated through demolition and construction that will need to be addressed. |
| A, B | 11 | ? | Development would need to be well designed to contribute positively to area. |
| A, B | 12 | ? | The site is located in the Peckham Village archaeological priority zone. Development could damage remains. |
| A, B | 13 | X | Loss of open land, though this space doesn't have a formal function as parkland. |

| | | | |
|---|---|---|---|
| C | 3 | X | The space now is not well used or overlook, |
|---|---|---|---|

Peckham Square and Eagle Wharf site (known as Area 10)

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|---|
| A, B | 6 | X | Extra development on this site is likely to increase the demand for energy on this site and as a result increase its carbon footprint. Highly energy efficient design should be used and where possible source energy from either a renewable or a decentralised low carbon source. |
| A, B | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |
| A, B | 8 | X | Waste will be generated from construction and operation of facilities and housing on the site. Impact could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A, B | 9 | X | Likely to will bring about an increased demand for water from activities associated with its operation. It is possible to reduce the impact of increased water demand if buildings incorporate water saving technologies. |
| C | 8 | X | Similar impacts to option A and B. |

Cator Street (including Training Centre, Bradfield Youth and Community Centre)

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|---|
| A, B | 6 | X | Extra development on this site is likely to increase the demand for energy on this site and as a result increase its carbon footprint. Highly energy efficient design should be used and where possible source energy from either a renewable or a decentralised low carbon source. |
| A, B | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |
| A, B | 8 | X | Waste will be generated from construction and operation of facilities and housing on the site. Impact could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A, B | 9 | X | Likely to will bring about an increased demand for water from activities associated with its operation. It is possible to reduce the impact of increased water demand if the facility is built to incorporate water saving technologies. Waste could be generated through demolition and construction that will need to be addressed. |
| A, B | 13 | X | There is a relatively large area of undeveloped green space on this site. This is likely to be developed upon if this option is pursued and would therefore result in the loss of a green-field site. |

Tuke School and neighbouring site (occupied by scaffolding business)

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|---|
| A | 1 | X | Loss of education facility could have impact on helping people attain skills. Possible loss of businesses as well. This would need to be mitigated through reprovion elsewhere. |
| A | 2 | X | See comments above. |
| A | 5 | X | See comments above. |
| A | 6 | X | Extra development on this site is likely to increase the demand for energy on this site and as a result increase its carbon footprint. Highly energy efficient design should be used and where possible source energy from either a renewable or a decentralised low carbon source. |
| A | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |
| A | 8 | X | Waste will be generated from construction and operation of facilities and housing on the site. Impact could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A | 9 | X | Likely to will bring about an increased demand for water from activities associated with its operation. It is possible to reduce the impact of increased water demand if the facility is built to incorporate water saving technologies. Waste could be generated through demolition and construction that will need to be addressed. |
| A | 10 | ? | The site has an area of green space, that is used for recreational purposes. However, there is a risk that pursuit of this option may result in the loss of this space to make way for community uses, business units or housing. |
| A | 13 | ? | See comments above. |
| | | | |
| B | 2 | ? | Depends on what uses end up being on the site. |
| B | 13 | ? | See impacts for option A |
| | | | |
| C | 2 | ? | Will depend on what final uses are found for the site. |
| | 13 | ? | See impacts for option A. |

Sumner House, Sumner Road

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|---|
| A | 1 | X | Housing on this site would lead to the loss of jobs associated with existing uses. |
| A | 6 | X | Extra development on this site is likely to increase the demand for energy on this site and as a result increase its carbon footprint. Highly energy efficient design should be used and where possible source energy from either a renewable or a decentralised low carbon source. |
| A | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |

| | | | |
|---|---|---|---|
| A | 9 | X | Likely to will bring about an increased demand for water from activities associated with its operation. It is possible to reduce the impact of increased water demand if the facility is built to incorporate water saving technologies. Waste could be generated through demolition and construction that will need to be addressed. |
|---|---|---|---|

Land to west of Queens Road Station (Timber Yard)

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|--|
| A | 1 | X | Redevelopment of the site for housing would result in the loss of space for business and jobs. This impact could be mitigated if ground floor shops were included in the redevelopment. |
| A | 6 | X | Use of this site for housing may increase the demand for energy on this site. This would increase the site's energy footprint and as a result increase its carbon footprint. However, a higher carbon footprint could be mitigated if the buildings on the site are refurbished to be highly energy efficient and where possible source energy from either a renewable or a decentralised low carbon source. |
| A | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |
| A | 8 | X | Waste will be generated from construction and operation of facilities and housing on the site. Impact could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A | 9 | X | Housing in this location is likely to bring about an increased demand for water. It is possible to reduce the impact of increased water demand by incorporating water saving technologies into new and refurbished buildings. |

Land to west of Lister Primary Care Centre (99 Peckham High Street)

| Option | SA Objective | Result | Comments |
|--------|--------------|--------|---|
| A, B | 6 | X | Redevelopment of this site would significantly increase the demand for energy on this site. This would increase the site's energy demand and as a result increase its carbon footprint. However, a higher carbon footprint could be mitigated if the buildings on the site are refurbished to be highly energy efficient and where possible source energy from either a renewable or a decentralised low carbon source. |
| A,B | 7 | | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |
| A, B | 8 | X | Waste will be generated from construction and operation of facilities and housing on the site. Impact could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A, B | 9 | X | Extra development is likely to bring about an increased demand for water. It is possible to reduce the impact of increased water demand by incorporating water saving technologies. |

Netto Supermarket

| Option | SA Objective | Result | Comments |
|---------------|---------------------|---------------|--|
| A | 6 | X | Redevelopment of this site to accommodate housing and business units would increase the demand for energy on this site. This would increase the site's energy footprint and as a result increase its carbon footprint. However, a higher carbon footprint could be mitigated if the buildings on the site are redeveloped to be highly energy efficient and where possible source energy from either a renewable or a decentralised low carbon source. |
| A | 7 | X | Extra development could lead to air quality impacts through construction and a possible increase in traffic. |
| A | 8 | X | Waste will be generated from construction and operation of facilities and housing on the site. Impact could be mitigated if adequate waste storage and recycling facilities are incorporated in appropriate locations on site. |
| A | 9 | X | Housing will bring about an increased demand for water. It is possible to reduce the impact of increased water demand by incorporating water saving technologies into new and refurbished buildings. |

APPENDIX 4 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 (AAP) 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