



Draft Bankside, Borough and London Bridge Supplementary Planning Document Planning Committee

| No. | Title |
|------------|---|
| Appendix A | Draft Bankside, Borough and London Bridge SPD |
| Appendix B | Consultation Plan and Consultation Report |
| Appendix C | Sustainability Appraisal |
| Appendix D | Equalities Impact Assessment |

19 January 2010

**BANKSIDE BOROUGH AND LONDON BRIDGE
Supplementary Planning Document
Opportunity Area Planning Framework:**

Draft SUSTAINABILITY REPORT

**London Borough of Southwark
Planning Policy Team
January 2010**

TIMETABLE FOR CONSULTATION AND HOW TO COMMENT

| | |
|--|------------------------------|
| | TIMETABLE |
| | 31 July to 4 September 2009 |
| | 21 December 2009 |
| | 12 February to 26 March 2010 |
| | May 2011 |

HOW TO COMMENT ON THIS REPORT

If you have any queries regarding this sustainability report, please contact the Planning Policy and Research Team: Email: planningpolicy@southwark.gov.uk Tel: 020 7525 5471

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

Michael Carnuccio
Planning Policy
Regeneration and Neighbourhoods Department
PO Box 64529
London SE1P 5LX
Email: planningpolicy@southwark.gov.uk
Fax: 020 7084 0347

Informal consultation on this report begins on 21 December 2009.

All comments must be received by 5pm on 26 March 2010

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NON-TECHNICAL SUMMARY

Background

Section 19 (5) of the Planning and Compulsory Purchase Act 2004, requires Sustainability Appraisals of plans to be carried out. 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 Bankside, Borough and London Bridge SPD/OAPF. The appraisal tests how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

In addition, the SEA Directive (2001/42/EC), implemented in the UK by the SEA Regulations 2004, requires Strategic Environmental Assessment or 'SEA' to be undertaken on all plans and programmes where they are likely to have significant environmental impacts. A Sustainability Appraisal (SA) has been carried out to predict the likely social, economic and environmental impacts of different planning options for Bankside, Borough and London Bridge (including the requirements of the SEA Directive).

What planning document is being appraised?

We are preparing the Bankside, Borough and London Bridge SPD/OAPF as part of the Local Development Framework (LDF). The Local Development Framework is made up of a collection of Development Plan Documents (DPDs), which will be used to guide development in the area, including Area Action Plans and Supplementary Planning Documents. The Bankside, Borough and London Bridge SPD/OAPF will set out the vision for the area and the policies that will help to achieve this vision.

The aim of the SA, as summarised within this report, is to ensure sustainable development is fully integrated within the emerging SPD/OAPF and forms a key part of the evaluation of the sustainability issues and preferred options.

A copy of the Bankside, Borough and London Bridge SPD/OAPF (draft document) can be downloaded from our website: www.southwark.gov.uk/bblbspd

A paper copy can also be requested from the Planning Policy team.

The Process

The process has included:

- Collection of baseline information on the environmental, social and economic characteristics of the Bankside, Borough and London Bridge area and its context
- Identification of the sustainability issues and objectives to be used in the SA to assess the likely impacts of the policies and to enable monitoring of progress in the future
- The preparation of a Scoping report, which set out the proposed method of assessment for the SA, issued for consultation from 31 July to 4 September 2009. As far as possible, the views and comments of the various bodies who responded to the consultation have been taken into account in preparing the SA report.
- A draft Sustainability Appraisal Report of the draft SPD/OAPF for Bankside, Borough and London Bridge (this document).

The Sustainability Issues

The SA scoping report and subsequent consultation identified a range of significant sustainability issues for Southwark, based on a review of relevant policies, strategies and programmes and a survey of baseline data. There are key social, economic and environmental issues faced in Bankside, Borough and London Bridge that need to be taken into consideration by the SPD/OAPF. These are:

- Areas with high levels of deprivation
- Employment inequalities and employment opportunities
- Education, skills and training deprivation
- Health inequalities and noise nuisances
- Need to promote equality, diversity and social cohesion
- Areas with high levels of crime and fear of crime and anti-social behaviour
- Energy efficiency and use of renewables
- Poor air quality
- Need to minimise waste arisings and increase recycling rates
- Need for sustainable use of water resources
- Protection of landscape features and need to address contaminated land issues
- Ensuring a high quality of design in new developments and high quality public spaces
- Need to preserve and enhance built heritage, the archaeological environment and cultural assets
- Minimising flood risk and improve the quality of the River Thames
- Protecting and enhancing biodiversity
- Providing everyone with a decent and affordable home to live in
- Need to improve accessibility by walking, cycling and public transport and minimise the need to travel by car. Improve the use of the River for transport.
- Need to ensure that there is social, physical and green infrastructure capacity for existing and future needs, this includes open spaces, shopping and community facilities.

What sustainability objectives were used to appraise the SPD/OAPF?

The likely impacts of the SPD/OAPF were identified using a set of sustainability objectives, which relate to the strategic vision for the Borough. The objectives reflect the current social, economic and environmental issues affecting the borough and are linked with the aims of Southwark 2016 (Community Strategy).

The objectives set out below were presented in the Scoping Report (stage one of the SA process). Comments were received on the objectives during the consultation process, which have been taken into account and resulted in the addition of SDO 17: To provide the necessary infrastructure to support existing and future development.

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 avoid waste and maximise, reuse or recycle waste arising as a resource
- SDO 9 To encourage sustainable use of water resources
- SDO 10 To maintain and enhance the quality of land and soils
- SDO 11 To protect and enhance quality of landscape and townscape
- SDO 12 To conserve and enhance the historic environment and cultural assets
- SDO 13 To protect and enhance open spaces, green corridors and biodiversity
- SDO 14 To reduce vulnerability to flooding
- SDO 15 To provide everyone with the opportunity to live in a decent home
- SDO 16 To promote sustainable transport and minimise the need to travel by car
- SDO 17 To provide the necessary infrastructure to support existing and future development

Section 1 of this report sets out the stages in the development of the SPD/OAPF including details on the different steps of the SA process.

Key Findings of the Sustainability Appraisal

Response to consultation

Responses from the following organisations were received on the Scoping Report.

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

The responses were broadly in support of the Scoping Report with minor modifications recommended regarding the objectives and indicators, which have been taken into consideration in the preparation of the SPD/OAPF and sustainability appraisal.

SA of the Draft Bankside, Borough and London Bridge SPD/OAPF

Following the consultation process for the Local Development Framework, some changes were made to the sustainability objectives and indicators for the area, which have been incorporated into the Sustainability Appraisal Framework.

The SPD/OAPF document does not create new policy, but provides detailed guidance on how our current planning policies will be applied in the opportunity area. It has been prepared jointly by Southwark Council and the Mayor of London. The document acts as both a supplementary planning document (SPD) and opportunity area planning framework (OAPF) and is based on the policies set out in the London Plan (consolidated with alterations) 2008, the Southwark Plan 2007 and our draft Core Strategy (publication/submission version). The draft replacement London Plan 2009 has also been taken into consideration. Consequently, the SA of the Core Strategy has been taken as the starting point for this assessment.

A compatibility assessment of the SPD/OAPF objectives against the Sustainability Objectives was carried out to identify if the guidance was compatible. The results were very similar to those of the Core Strategy and showed that the majority of the objectives were compatible. Where uncertainty was recorded, it is dependent upon implementation and will be addressed in the detailed assessment of planning applications in conjunction with the Core Strategy policies and other specific guidance such as the Sustainable, Design and Construction and Sustainability Assessment SPDs. No incompatibility was recorded.

The SPD/OAPF will be used in the determination of planning applications by Southwark Council or the Mayor of London. The guidance will only apply in full when the core strategy is adopted. Before this time, the draft OAPF/SPD will still be important (a material consideration) and will have some influence over decisions on planning applications.

As the SPD/OAPF does not create new policy, it was not considered necessary to undertake a further sustainability appraisal of the guidance, in order to avoid duplication of the assessment already undertaken for the Core Strategy. Furthermore only minor negative impacts were identified in the SA of the Core Strategy, which could be addressed through suitable mitigation measures.

A summary of the results is provided overleaf.

| Compatibility Matrix | | Bankside, Borough and London Bridge SPD/OAPF Objectives | | | | | | | | | | | | | | | | |
|--|-----|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|---|-----------------------------|
| Sustainability Objectives | LU1 | LU2 | EP1 | EP2 | EP3 | BF1 | BF2 | BF3 | BF4 | PR1 | PR2 | PR3 | PR4 | T1 | T2 | T3 | | |
| SDO 1 To tackle poverty and encourage wealth creation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 0 | ✓ | ✓ | 0 | ✓ | LU1 Establish a high quality and vibrant mix of business space, retail, homes, etc. | |
| SDO 2 To improve the education and skill of the population | ✓ | 0 | ✓ | ✓ | ✓ | 0 | ✓ | 0 | ✓ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | LU2 Protect the character and amenity of residential areas | |
| SDO 3 To improve the health of the population | 0 | ✓ | 0 | ✓ | ✓ | 0 | 0 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | EP1 Support the economic and business function of the CAZ | |
| SDO 4 To reduce the incidence of crime and the fear of crime | 0 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 0 | ✓ | ✓ | ✓ | ✓ | ✓ | 0 | ✓ | EP2 Bring improvements to the quality of life of local people | |
| SDO 5 To promote social inclusion, equality, diversity and community cohesion | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | EP3 Ensure a mix of business space | |
| SDO 6 To reduce contributions to climate change | ? | 0 | ? | ? | ? | ? | ? | ? | ✓ | ? | ✓ | 0 | ✓ | ✓ | ✓ | ✓ | BF1 Create a high quality urban area | |
| SDO 7 To improve the air quality in Southwark | ? | 0 | ? | ? | ? | ? | ? | ? | ✓ | ? | ✓ | 0 | ✓ | ✓ | ✓ | ✓ | BF2 Protect and enhance the historic character of the area | |
| SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource | ? | 0 | ? | ? | ? | ? | ? | ? | ✓ | ? | 0 | 0 | 0 | 0 | 0 | 0 | BF3 Ensure developments are well designed | |
| SDO 9 To encourage sustainable use of water resources | ? | 0 | ? | ? | ? | ? | ? | ? | ✓ | ? | 0 | 0 | ? | 0 | 0 | 0 | BF4 ensure development is sustainable and helps tackle climate change, flood risk etc | |
| SDO 10 To maintain and enhance the quality of land and soils | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 0 | ✓ | ✓ | ✓ | ✓ | PR1 Ensure a high quality, safe and attractive public realm | |
| SDO 11 To protect and enhance quality of landscape and townscape | ? | ✓ | ? | ✓ | ? | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | PR2 Provide routes and spaces that are safe and easy to use | |
| SDO 12 To conserve and enhance the historic environment and cultural assets | ? | ✓ | ? | ✓ | ? | ✓ | ✓ | ✓ | ? | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ? | PR3 Help to deal with crowds and large volumes of people | |
| SDO 13 To protect and enhance open spaces, green corridors and biodiversity | ? | ✓ | ? | ✓ | ? | ✓ | ? | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ? | PR4 Green the area and provide a network of good quality green spaces | |
| SDO 14 To reduce vulnerability to flooding | ? | ✓ | ? | 0 | ? | 0 | ? | ? | ✓ | ? | ? | 0 | ✓ | 0 | 0 | 0 | T1 Reduce barriers to movement and encourage walking and cycling | |
| SDO 15 To provide everyone with the opportunity to live in a decent home | ✓ | ✓ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | T2 Limit car parking, deter car use and help reduce traffic | |
| SDO 16 To promote sustainable transport and minimise the need to travel by car | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | T3 Improve public transport and links to and between public transport | |
| SDO 17 To provide the necessary infrastructure | ? | ✓ | ✓ | ✓ | ? | ? | ? | ? | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | |
| | | | | | | | | | | | | | | | | | Key | |
| | | | | | | | | | | | | | | | | | ✓ | compatible |
| | | | | | | | | | | | | | | | | | X | incompatible |
| | | | | | | | | | | | | | | | | | 0 | no significant link |
| | | | | | | | | | | | | | | | | | ? | dependent on implementation |

What difference has the appraisal process made?

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

The potential negative impacts, identified in the SA of the Core strategy, largely relate to the environmental impact as a result of the quantum of new development. Mitigation measures have been identified, which will need to be put in place to minimise the impacts. For example, with regard to flood risk, a large proportion of the SPD/OAPF area falls within the flood zone but it is recognised that it is necessary to develop here as there is a lack of developable land that is not within the flood zone. Flood risk assessments and flood resilient design will need to be proposed as part of the planning applications.

The appraisal process has also helped to identify potential cumulative impacts of the policies. The cumulative impact of the development could result in a major negative impact in relation to sustainability objectives six to eight which seek to reduce climate change, improve air quality and minimise waste generation. Individually the policies scored minor negative impacts but cumulatively the impact of additional development on these sustainability objectives could have a major negative impact if suitable mitigation measures are not applied. The sustainability appraisal has informed the decision making process to facilitate the evaluation of alternatives and has helped to demonstrate that the plan is the most appropriate given the reasonable alternatives.

The appraisal process has also provided the opportunity to consider how the SPD/OAPF should be monitored to keep track of how well it performs after it is adopted. The sustainability indicators identified through the sustainability appraisal process will be used to review the impact of the SPD/OAPF policies.

For more information on the impacts of the policies see Section 8 and Appendix 7 of the Core Strategy SA report.

Next Steps

The final SA report and SPD/OAPF will be adopted in June 2011. Monitoring of the SPD/OAPF will take place following its adoption and will be reported in the Annual Monitoring Report (AMR). The AMR reports on whether Southwark's planning policies are achieving what they set out to do. It is a legal requirement that local authorities produce an AMR each year. It is important that the council regularly monitors new development that takes place to identify:

- If planning policies in the Local Development Framework are having the outcomes intended and, if not, the reasons why
- The changes taking place in Southwark and how planning policies may need to respond to these changes. It may be that we need or revised policies
- Whether the council's consultation practices (as set out in the Statement of Community Involvement) are improving the amount and quality of community engagement in planning decisions.

Bankside, Borough and London Bridge:
Draft Supplementary Planning Document
Opportunity Area Planning Framework

Sustainability Report
January 2010

1 INTRODUCTION

1.1 What is this document?

1.1.1 This report provides the draft Sustainability Appraisal of the Bankside, Borough and London Bridge SPD/OAPF. The purpose of the SA is to promote sustainable development through the integration of social, economic and environmental considerations in the preparation of new or revised Development Plan Documents (DPDs).

1.1.2 The Bankside, Borough and London Bridge SPD/OAPF is being prepared as part of the Local Development Framework (LDF). The Local Development Framework is made up of a collection of DPDs, including Area Action Plans (AAPs), a Development Control DPD and Supplementary Planning Documents (SPDs), which will be used to guide development in the area. Further explanation of the LDF documents is set out below.

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

More information on Southwark’s Local Development Framework and the Development Plan Documents can be obtained on the council’s website <http://www.southwark.gov.uk>

1.1.3 This report does the following:

- Sets out the background to the requirement for the SA for the documents and plans within the LDF
- Identifies plans and policies that will be relevant to undertaking the SA
- Identifies relevant baseline data and any data gaps
- Sets out key sustainability issues in Southwark and Bankside, Borough and London Bridge
- Provides the SA framework
- Addresses the range of comments made during the consultation on the Scoping Report of the SA
- Tests the Bankside, Borough and London Bridge SPD/OAPF objectives against the SA framework
- Predicts and evaluates the likely significant effects of the guidance
- Identifies potential mitigation measures or ways in which positive impacts can be maximised.

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

1.2.1 Section 19 (5) of the Planning and Compulsory Purchase Act 2004, requires Sustainability Appraisals of plans to be carried out. 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 Core Strategy. The appraisal tests how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

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

PPS1: Delivering Sustainable Development (paragraph 24)

1.3 Strategic Environmental Assessment

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

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

1.4 Why is the Bankside, Borough and London Bridge SPD/OAPF needed?

- 1.4.1 The Core Strategy sets out the spatial vision and strategic objectives for the borough including the planning policies. The council will use the planning policies to make decisions on individual planning applications. All new development must be in line with the planning policies for the area. The plan will also identify areas of the borough where significant changes are expected and will explain how these changes will take place, including Canada Water.
- 1.4.2 The London Plan (consolidated with alterations 2008) and draft replacement London Plan 2009, also classifies Bankside, Borough and London Bridge as an Opportunity Area. This means that BBLB has been identified by the Mayor as an area that has considerable scope for employment and housing growth to help make the capital a successful city. The Southwark Plan identifies Bankside and Borough as an Action Area and London Bridge as an Opportunity Area.
- 1.4.3 The SPD/OAPF provides detailed guidance on how development in Bankside, Borough and London Bridge should occur to help maintain and improve the quality of the area's unique places. The guidance covers the following topics:
- What uses should be included in new development and how their impacts will be controlled
 - How the design of development needs to respond to the unique heritage and history of places
 - What heights are appropriate in different locations and the criteria that tall buildings need to meet
 - Improving the look and feel of streets and public spaces, including how easy it is to get around
 - Managing the impact of development on traffic and transport infrastructure
 - Opportunities in the area to respond to climate change
 - The particular contribution that development on certain sites can make to improving places
 - How S106 Planning Obligations will be used to help deliver the facilities and infrastructure needed to support a growing population.
- 1.4.4 Over the next 15 years a range of development is expected to take place in the area, particularly new housing and business space. The SPD/OAPF will help get the balance of development right between the area's dual role as a place of local neighbourhoods and an important part of central London.
- 1.4.5 The SPD/OAPF does not create new planning policies for the area, but provides detailed guidance on how current planning policies will be applied in the opportunity area. The document will replace the following documents:
- Draft London Bridge Planning Framework October 2002
 - Draft London Bridge Opportunity Area Supplementary Planning Guidance November 2002
 - Draft Bankside and the Borough Supplementary Planning Guidance November 2002
- 1.4.6 The SPD/OAPF should be used with other planning documents that provide guidance on other aspects of development, including:
- Sustainable Design and Construction Supplementary Planning Document: this document sets out the environmental standards and design principles for the new development in the area.
 - Sustainability Assessment Supplementary Planning Document: this document explains the information that will be required to demonstrate the environmental impact of a development and how this will be balanced with other sustainability objectives.

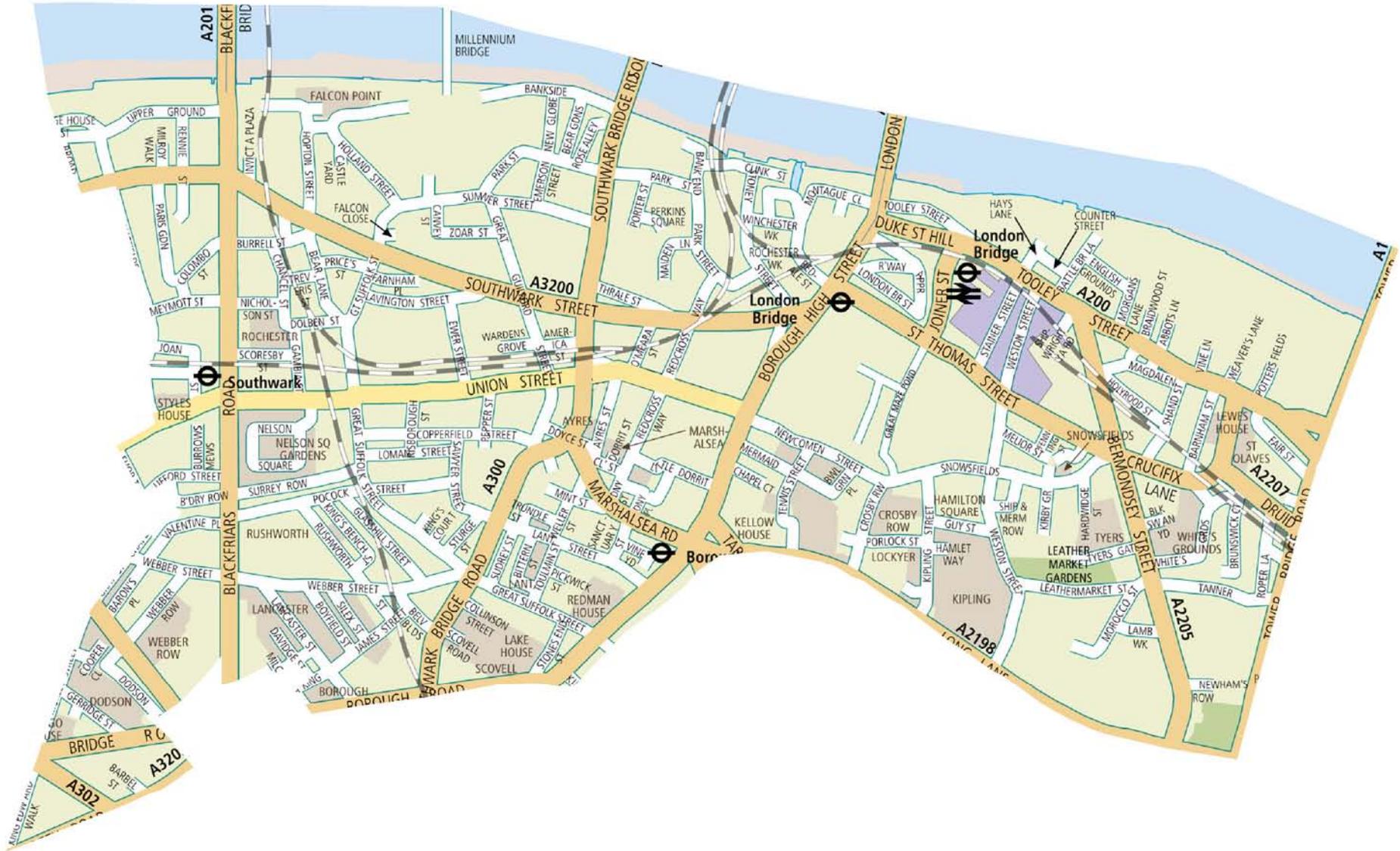
- Design and Access Statements Supplementary Planning Document: this document explains how to prepare design and access statements, which need to be submitted with most planning applications.
- Residential Design Standards Supplementary Planning Document: this document explains minimum design standards for residential development to ensure it is of a high quality and meets housing need in the borough.
- S106 Planning Obligations Supplementary Planning Document: this document sets out the common planning obligations the council will seek to help make developments more sustainable.
- Transport SPD: sets out requirements for transport plans and assessments.

1.4.7 Development in areas surrounding the opportunity area will be guided by other adopted planning documents including:

- Elephant and Castle Enterprise Quarter SPD 2008
- Elephant and Castle Development Framework 2004
- Waterloo Area SPD 2009

1.4.8 The proposed SPD/OAPF boundary is shown below in Figure 1.

Figure 1: Bankside, Borough and London Bridge opportunity area



What are the stages of the SPD/OAPF production?

1.5.1 The table below sets out the different stages involved in the preparation of the SPD/OAPF.

| Stages in Preparing the Bankside, Borough and London Bridge SPD/OAPF | |
|--|---|
| Evidence Gathering (Scoping Report) | <p>This involved gathering information and understanding the key social, economic and environmental issues that affect Southwark's future and the SPD/OAPF area.</p> <p>Public Consultation on Scoping Report 5 Weeks formal consultation. 31 July - 4 September 2009</p> |
| Draft Bankside, Borough and London Bridge SPD/OAPF (draft SA Report) | <p>Consultation on the Bankside, Borough and London Bridge SPD/OAPF and SA</p> <p>Public consultation 6 weeks informal consultation will be held from 21th December, 6 weeks formal consultation from 12 February – 26 March 2010</p> |
| Adopt final version of Borough, Bankside and London Bridge SPD/OAPF and SA Report | May 2011 |

1.6 Structure of the Report

This report is divided into nine sections.

- Section 1 Explains why a sustainability appraisal has been prepared and provides an overview of the Bankside, Borough and London Bridge SPD/OAPF and preparation process
- Section 2 Sets out the methodology used to undertake the SA including the consultation that has been carried out
- Section 3 Describes the purpose of the Bankside, Borough and London Bridge SPD/OAPF and the plan's objectives and policies
- 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 SPD/OAPF.
- Section 6 Explains the Sustainability Appraisal Framework
- Section 7 Examines the SPD/OAPF options that have been considered and compares the plan's objectives against the sustainability objectives
- Section 8 The effects of the SPD/OAPF policies are described, including any significant positive or negative effects, cumulative impacts, proposed mitigation, uncertainties and risks
- Section 9 The next stages in the plan preparation, implementation and future monitoring are explained.

2 Sustainability Appraisal Methodology

2.1 Purpose of the Sustainability Appraisal

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

2.2 Planning Policy and Sustainable Development

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

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

- 2.2.2 Planning Policy Statement 12: Local Spatial Planning; sets out the Government's policy on local spatial planning including the need to undertake a sustainability appraisal of the plan. The guidance states:

'SA should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process.' PPS12 para. 4.43

It is also stated in the guidance that provided the sustainability appraisal is carried out following the guidelines in the *A Practical Guide to the Strategic Environmental Assessment Directive* and the *Plan-Making Manual* there will be no need to carry out a separate SEA.

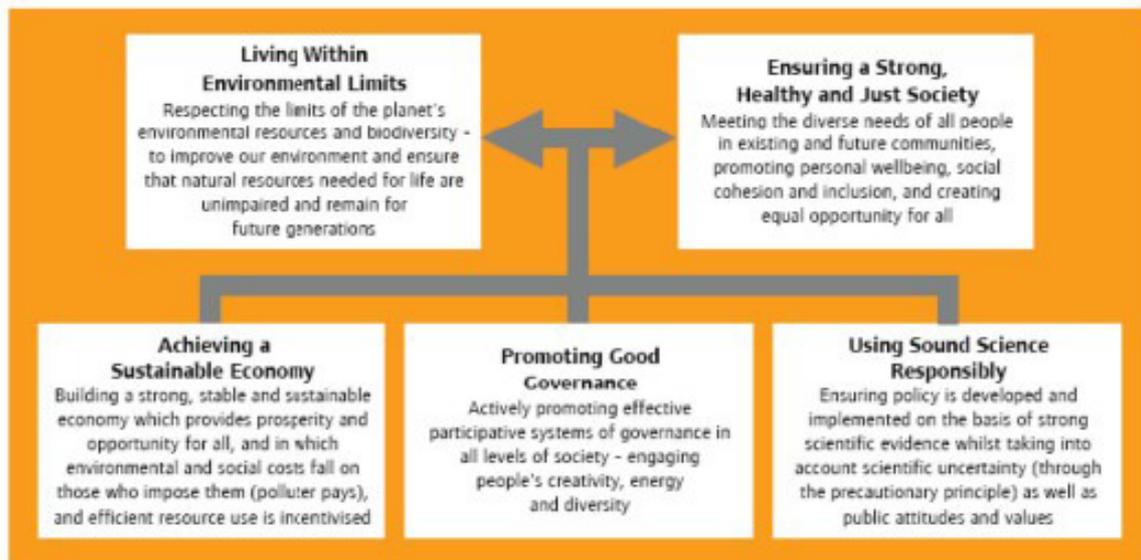
- 2.2.3 The Government has also published a Sustainable Development Strategy 'Securing the future - delivering the UK Sustainable Development Strategy, 2005'. A revision of the 1999 strategy, the document sets out the guiding principles for sustainable development and priorities for action. The strategy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

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

The Strategy also gives the following priorities for action:

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

Illustration of the Government's Definition of Sustainable Development



2.3 Sustainability Appraisal Process

2.3.1 The Sustainability Appraisal of the Bankside, Borough and London Bridge SPD/OAPF has been carried out by council officers in accordance with Government guidance:

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005
- Planning Policy Statement 12: Local Spatial Planning, 2008
- A Practical Guide to the Strategic Environmental Assessment Directive, 2006
- Plan-Making Manual

The stages of the SA process are set out below.

| 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 31 July to 4 September 2009 |
| Stage B | |
| Developing and refining options and assessing effects against the SA framework. | |
| Stage C | |
| Prepare the draft SA report. This stage involves testing in detail the impacts of the SPD | 6 weeks informal consultation from 1 January 2010 |
| Stage D | |
| Consult on the draft Bankside, Borough and London Bridge SPD/OAPF and the draft SA report. | Consultation on the draft document and sustainability appraisal report will take place from 12 February 2009 to 26 March 2010 |
| Stage E | |
| Once the SPD/OAPF has been agreed, its social, economic and environmental impacts will be monitored through the annual monitoring report. | Monitoring the Bankside, Borough and London Bridge SPD/OAPF will take place once it has been adopted in June 2011 . |

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

2.4 Consultation

- 2.4.1** As part of the preparation of the SPD/OAPF, community consultation is being carried out to make sure that local residents and stakeholders are informed of the future plans for the area. We have prepared a consultation plan for the Bankside, Borough and London Bridge SPD/OAPF setting out how consultation will take place and showing how this relates to our Statement of Community Involvement.
- 2.4.2** Consultation on the Bankside, Borough and London Bridge SPD/OAPF is being carried out in accordance with the SCI (2008). This sets out how individuals, community groups, developers and anyone else who may have an interest in the Local Development Framework should be consulted on planning documents.
- 2.4.3** Planning Policy Statement 1: Delivering Sustainable Development sets out the principles that the Government believes should underpin community involvement in the planning process. SEA guidance requires that the contents of the scoping report must be consulted on with the following 'authorities with environmental responsibility':
- Natural England
 - Environment Agency
 - English Heritage.
- 2.4.4** Government guidance also recommends that additional bodies can be consulted in order to represent the social and economic aspects of sustainability. The following additional bodies were consulted, in addition to an extensive list of local consultees:
- British Telecommunications
 - Bromley Council
 - Corporation of London
 - Government Office for London
 - Greater London Authority
 - Lambeth Council
 - Lewisham Council
 - LFEDA
 - London Development Agency
 - Secretary of State
 - Secretary of State for Transport
 - Thames Water Property Services
 - The Coal Authority
 - Southwark Primary Care Trust
 - Any of the bodies from the following list who are exercising functions or a function in the borough:
 1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 2. Sewage undertakers
 3. Water undertakers.
 - Any person to whom the electronic communalisations code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
 - Any person who owns or controls electronic communications apparatus situated in any part of the borough.

2.4.5 The Scoping Report for the sustainability appraisal was prepared in July 2009. The law requires these organisations be provided with 5 weeks in which to respond. Consultation responses from these organisations have been used to update the elements of this report.

2.4.6 Consultation responses from the consultation of the Scoping Report were received from a number of organisations including Natural England, the Environment Agency and English Heritage. The responses received and our comments can be found in Appendix 2.

2.5 Any difficulties undertaking the SA

2.5.1 The identification of suitable sustainability indicators within the Sustainability Appraisal Framework to ensure issues can be effectively measured and monitored has been an iterative process and took into consideration comments made in the consultation process.

2.5.2 We have borne in mind that the indicators need to satisfy the following characteristics since only these are suitable for monitoring purposes:

a. Important:

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

b. Supported by readily available information:

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

c. Capable of showing trends over time:

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

d. Easy to understand and communicate:

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

2.5.3 The indicators have therefore been revised slightly since the Scoping Stage to reflect the changes made to the Sustainability Appraisal Framework of the Core strategy as a result of the consultation process and to ensure that policies can be monitored effectively.

2.6 Compliance with the SEA Directive

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

3.0 Bankside, Borough and London Bridge SPD/OAPF Objectives and Guidance

3.1 The Purpose of the Bankside, Borough and London Bridge SPD/OAPF

- 3.1.1 The Bankside, Borough and London Bridge SPD/OAPF provides detailed guidance on how development in Bankside, Borough and London Bridge should occur to help maintain and improve the quality of the area's unique places over the next fifteen years. A range of development is expected to take place in the area, particularly new housing and business space. The SPD/OAPF will help to get the balance right between the area's dual role as a place of local neighbourhoods and an important area of central London.
- 3.1.2 All new development must be in line with the guidance in the SPD/OAPF as well as other relevant policies given in the other DPDs and SPDs, which will form part of the Local Development Framework. The guidance will only apply in full when the Core Strategy is adopted, however, will still be a material consideration when determining planning applications

3.2 Bankside, Borough and London Bridge SPD/OAPF Vision and Objectives

- 3.2.1 The London Plan and Core Strategy set out an overall strategy for the Bankside, Borough and London Bridge Opportunity Area. The vision is expanded upon in the SPD/OAPF:

Bankside, Borough and London Bridge will be a vibrant, mixed-use area that people want to come to. It will support the economic and business function of central London, promote the success of local businesses and provide a high quality living environment for local people.

There will be large scale development and improvements, providing:

- Over 1,900 new homes
- 400,000sqm – 500,000sqm of additional business floor space, much of which will help meet central London's need for high quality office space.
- Around 25,000 new jobs by 2026 across a range of industries.
- Small local businesses will continue to thrive alongside large global companies.

There will be leisure and culture related development that will enhance the uniqueness of the South Bank Strategic Cultural Area and maintain it as a world-class visitor destination.

Bankside, Borough and London Bridge will have high quality sustainable neighbourhoods with a range of housing, shops and facilities to meet the needs of local people. Local people will share in the benefits of regeneration and investment in the area, such as through employment and training schemes. This will include new and improved community and youth facilities.

Growth in the area will be supported by major investment and improvements to transport infrastructure, including a new entrance to Blackfriars Station at Bankside, increased capacity on Thameslink and a remodelled London Bridge Station.

New development will recognise and enhance the different character and roles of places and respect their past.

New development will help improve the look, feel and safety of streets and public spaces. Improvements will help people move more easily through the area by walking and cycling.

There will be a good quality network of public spaces and links between them will be improved. New trees and landscaping improvements will make places feel greener.

3.2.2 The Bankside, Borough and London Bridge SPD/OAPF seeks to meet the following objectives, which are related to Southwark 2016: Sustainable Community Strategy:

3.3 Bankside, Borough and London Bridge Objectives

The strategy for Bankside, Borough and London Bridge is based on consideration of a series of elements, or general principles, which all development in the area should aim to meet. The objectives identified within the SPD/OAPF can be summarised as follows:

Land use

- LU1 Establish a high quality and vibrant mix of business space, retail, homes, cultural and visitor facilities, community provisions and other public uses that meet the needs of residents, visitors and workers
- LU2 Protect the character and amenity of residential areas

Economy and people

- EP1 Support the economic and business function of the CAZ.
- EP2 Bring improvements to the quality of life of local people, including linking people to job opportunities
- EP3 Ensure a mix of business space to meet a range of business needs, including local businesses

Built Form

- BF1 Create a high quality urban area with attractive and distinctive places.
- BF2 Protect and enhance the historic character of the area whilst encouraging the best new development.
- BF3 Ensure developments are well designed with high quality architecture and urban design.
- BF4 Ensure development is sustainable and helps tackle climate change, flood risk and improve access to nature.

Public Realm

- PR1 Ensure a high quality, safe and attractive public realm that helps create distinctive places.
- PR2 Provide routes and spaces that are safe, easy to use and navigate and attractive
- PR3 Help to deal with crowds and large volumes of people moving through the area
- PR4 Green the area and provide a network of good quality green spaces

Transport

- T1 Reduce barriers to movement and create a well-connected and legible area that encourages walking and cycling.
- T2 Limit car parking, deter car use and help reduce traffic.
- T3 Improve public transport and links to and between public transport services.

3.4 Bankside, Borough and London Bridge Guidance

The following guidance expands on existing policy within the Core Strategy and other DPDs/SPDs:

| | |
|------------|--|
| 4.1 | Land use and activities |
| 4.1.1 | Retail |
| 4.1.2 | Restaurants, cafes, drinking establishments, takeaways and gaming establishments |
| 4.1.3 | Business space |
| 4.1.4 | Arts, cultural and entertainment uses |
| 4.1.5 | Hotels |
| 4.1.6 | Purpose built student accommodation |
| 4.1.7 | Housing |
| 4.1.8 | Community facilities |
| 4.2 | Built form and urban design |
| 4.3 | Traffic and transport |
| 4.4 | Environmental considerations |
| 5.0 | Opportunity sites |
| 6.0 | Implementation and infrastructure |

Detailed assessments have not been undertaken for guidance as it expands upon the policies that have already been assessed as part of the Core Strategy SA report. Each proposal received by the council will be assessed against the Core Strategy and the supporting Supplementary Planning Documents. The results of the Core Strategy SA are provided in **Section 8 and Appendix 7 of the SA report, which can be found on the Council website.**

4 Context and Baseline Information

4.1 Links to other policies, plans and programmes

- 4.1.1 A number of plans and programmes of relevance to the SPD/OAPF have been reviewed to ensure that the messages from the policies are taken into account and to enable a robust appraisal of the impacts of the policies. A full list is set out in **Appendix 3**.

Further details on the objectives and requirements of other relevant Policies, Plans and Programmes are contained within the Background Paper to the Core Strategy, which can be found on the Council's website <http://www.southwark.gov.uk>

4.2 Summary Baseline Information

- 4.2.1 Baseline information has been used to measure the current characteristics of the area, to enable an assessment of how it is likely to change in the future and to monitor future implementation. The data that has been collected describes the social, environmental and economic characteristics of the area. Background papers have also been prepared to accompany the Core Strategy and SPD/OAPF, which set out the baseline data and evidence in further detail. A summary of the data is given below and a full list of all the evidence documents used in the development of the SPD/OAPF can be found in Appendix 5.

- **Bankside, Borough and London Bridge (BBLB)**

BBLB overlaps with four wards: Cathedral, Chaucer, Grange, and Riverside. This is a large area, and as a result, it has been subdivided into 9 character areas with specific guidance for each sub area (see attached map)

- Borough High Street
- Borough Market, Clink Street and Southwark Cathedral
- South of Union Street
- South of Southwark Street
- North of Southwark Street
- Blackfriars Road
- London Bridge and Guy's Hospital
- Tooley Street
- Bermondsey

All of these areas have a diverse historic environment, which includes a number of conservation areas, archaeological priority zones, listed buildings and groups of buildings of local architectural or historic interest. Each of these areas could be further subdivided into precincts where appropriate.

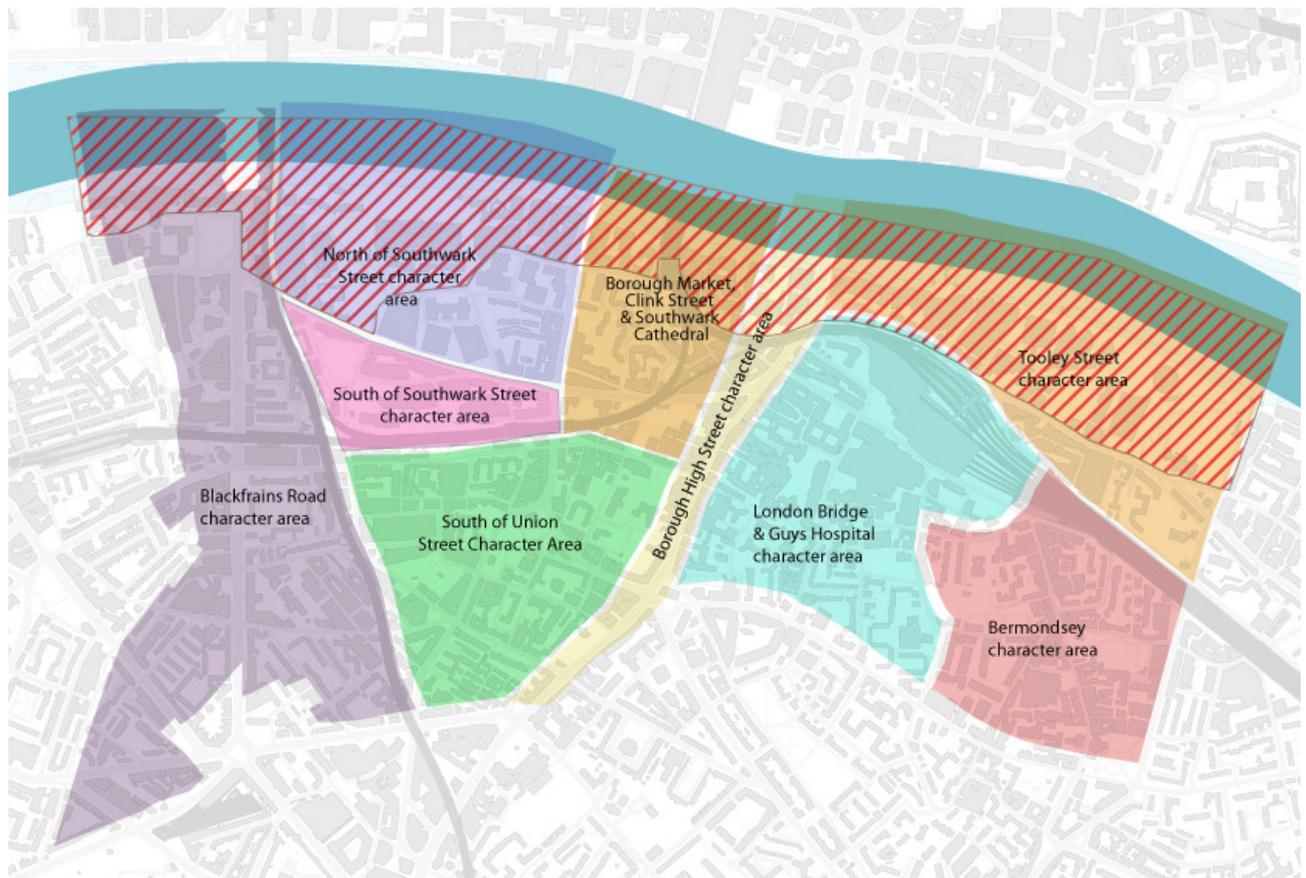


Figure 1 - Character Areas

- Demographic profile**
 The population of the area is 15,508 which equates to approximately 6% of the Southwark's population. This is split fairly evenly between the four wards that make up the Borough, Bankside and London Bridge Community Council (Cathedral, Chaucer, Riverside and Grange). Cathedrals ward has the highest population while Riverside has the lowest (GLA 2007).
- Working age employment % by equality groups**
 Around three quarters of the population of in the BBLB area are of working age, while around 15% of the population were children aged 0 – 14 years which is similar to that of the rest of the borough. About 10% of the population are of pensionable age in this area.
- Index of Multiple Deprivation**
 Southwark is ranked as the 26th most deprived local authority area in England (1 being the most deprived). However Borough, Bankside and London Bridge is a mixed area with some areas having very low deprivation and other areas, such as Grange ward having a high level of deprivation. Overall it is one of the least deprived areas of the borough, with only 15 of the 85 wards in the borough highlighted as being in the top 20% of most deprived. One third of these most deprived wards are in the Grange ward.
- Report of skills gap in the current workforce by employers**
 This area has over 30% of the total business stock in Southwark, with 73% of those businesses concentrated in Cathedral ward alone. Cathedral ward also experienced the highest growth (between 2003-2007) in workplace employees in the Borough as a whole.
- Employment land available**
 Within the SE1 area of Southwark, there is approximately 1,130,000 square metres of existing office space. Further sites that are being developed in and around the BBLB area

include: the Shard and the completion of More London, which will increase the amount of office space to approx 1,400,000 square metres.

- **% of the population with higher qualifications**

The area is not deprived in terms of education, skills and training compared to the rest of the borough and it performs well. The population in this area has an above average level of qualifications at grade levels 3 and 4/5 at 13% and 37% respectively compared to the borough as a whole which has a level of 10% and 35%.

- **Employment Rate**

The average employment rate for all Borough, Bankside and London Bridge wards is the same as that for the rest of the borough and the unemployment rate is lower. There is an above average number of students living in this area. There is also an above average number of people in the area who are employed in managerial, professional and technical occupations when compared to the rest of the borough. In addition, there are by comparison less people employed in manual occupations.

- **Shopping**

Even though shops are trading well in the town centre, there is little choice. In particular there is little in the way of comparison shopping. The centre benefits from its location in the CAZ and the extensive office uses in the immediate area which support the existing retail facilities. As a result, the area caters primarily for the office worker, tourist and visitors rather than residents of the area. There is also a concern regarding the dominance of leisure services in the area in the form of cafes, bars and restaurants with a licensing saturation policy being put in place across the area.

- **Air pollution levels**

All of the SPD area is in an Air Quality Management Area. This means that UK air quality objectives for acceptable levels of pollutant gases are unlikely to be met in this area. New development should not lead to a reduction in air quality by adding to the traffic generation or other means.

- **Numbers of crime per annum**

Parts of Cathedral and Grange wards are shown to have high levels of crime deprivation in comparison to the rest of the SPD area. However the rest of the SPD area is safe when compared to the rest of Southwark.

- **CO2 emissions and energy information**

The London Plan and Southwark Plans state that all new development must minimise carbon dioxide emissions and incorporate renewable energy where possible. Given that large areas in Borough, Bankside and London Bridge are in conservation areas the SPD will provide more details on how this can be achieved.

There is an opportunity with the number of large scale developments occurring within close proximity to each other to develop an energy generating network in order to mitigate against the additional energy needs for this area as a result of these developments.

- **Residual household waste per household**

The borough's recycling rate increased between 2006 and 2007 as did the amount of waste that was composted and used to generate energy. There are no waste figures specific to the Borough, Bankside and London Bridge SPD area.

- **Open space deficiency**

The Southwark Plan identifies the area as having a moderate local park deficiency and a high district park deficiency. There are a few protected open spaces in the SPD area which are designated Borough Open Land. These sites, and access to these sites, need to be

considered carefully. The riverside walk must also be considered as well as the open space provided by the Thames.

Three open spaces are designated as Sites of Importance for Nature Conservation – these are the River Thames, Leathermarket Gardens and Snowfields Nature Garden. Other green spaces including amenity areas in estates also provide habitat and opportunity for access to nature, gardening and food growing.

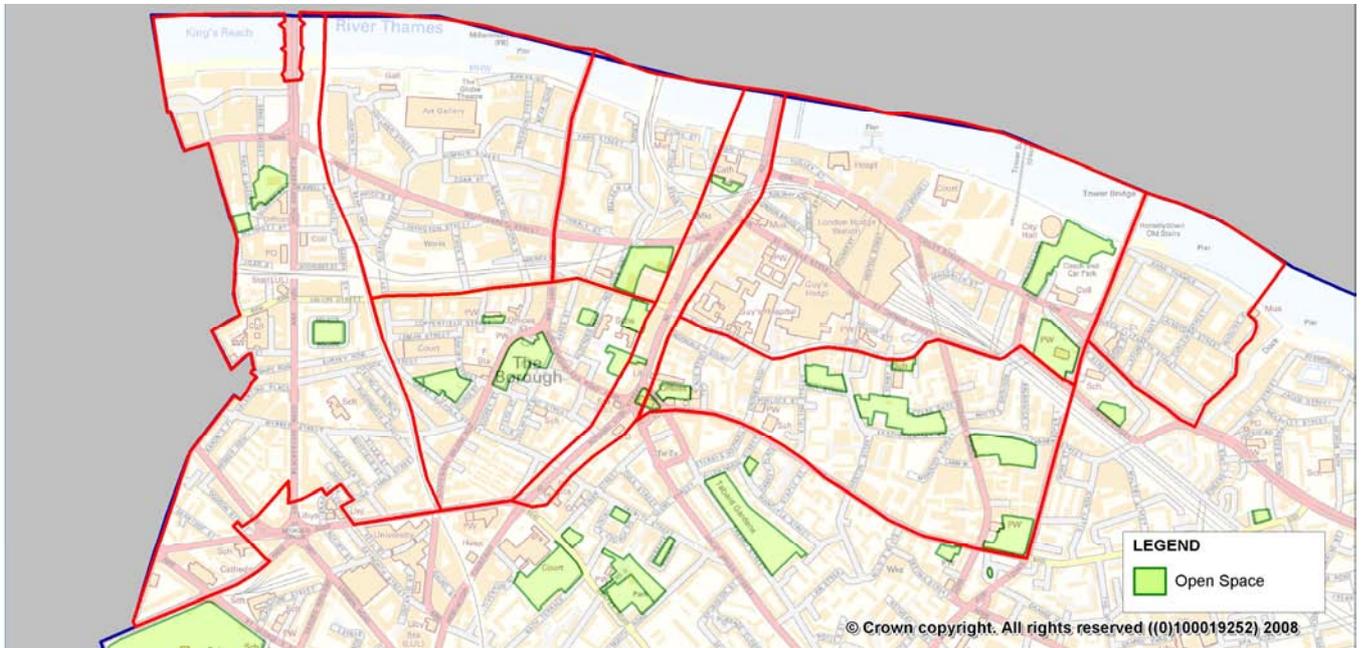


Figure 3 - Open spaces in SPD area

- **Amount of homes in the borough**

There are 9 character areas in this SPD area, each with a variety of housing types. There is a mix of housing throughout, however the majority of the houses are affordable, with between 70 – 79% of all units being affordable with the exception of the Riverside ward which is predominately private with only 30-39% of units being affordable. The majority of the more recent development throughout the BBLB area has been for private occupation.

Most of the house types in this area are 1, 2 and 3 bed roomed flats. There is a limited amount of family housing in the area. There is also pressure to build additional homes with large gardens and create flats above shops. The development of new homes may increase cars and traffic in the area. The density of residential development is also an issue in the area. At the moment the SPD area is in the CAZ which has a density of between 650 and 1100 habitable rooms per hectare. There is, however, pressure for higher densities along with higher buildings in this area.

- **Health**

The health of the population in the study area is on a par with Southwark as a whole. There are several GP surgeries in the area. The nearest hospital is Guys on Thomas St in London Bridge, however this has a wide catchment area.

- **Social inclusion and community cohesion**

An Equalities Impact Assessment will be prepared alongside the SPD to ensure that no equalities groups are disproportionately affected by the SPD and that it has a positive impact on all groups. The most recent MORI poll found that on the whole residents are happy with the area and enjoy living here.

- **Water resources**

The Thames is a significant influence on the area and links to and the relationship with the Thames must be closely examined with regard to proposals. In addition, any new development in this location will add to the pressure on water resources in the area, including the potential to increase levels of run off, increased volumes of water used within the developments and increased levels of brown water to be disposed.

- **Flood risk**

The SPD area is in an area of high flood risk compared to other areas in the borough however the Thames has good river defences in place and the SPD will ensure that these are protected and maintained. Any development in this area must consider flood risk implications. The SPD does not consider in detail measures to reduce this risk as it is already covered by the Sustainable Design and Construction SPD, though it does reiterate guidance on ground floor uses, the need for developments to be flood-resilient design and the importance of sustainable urban drainage in the area.

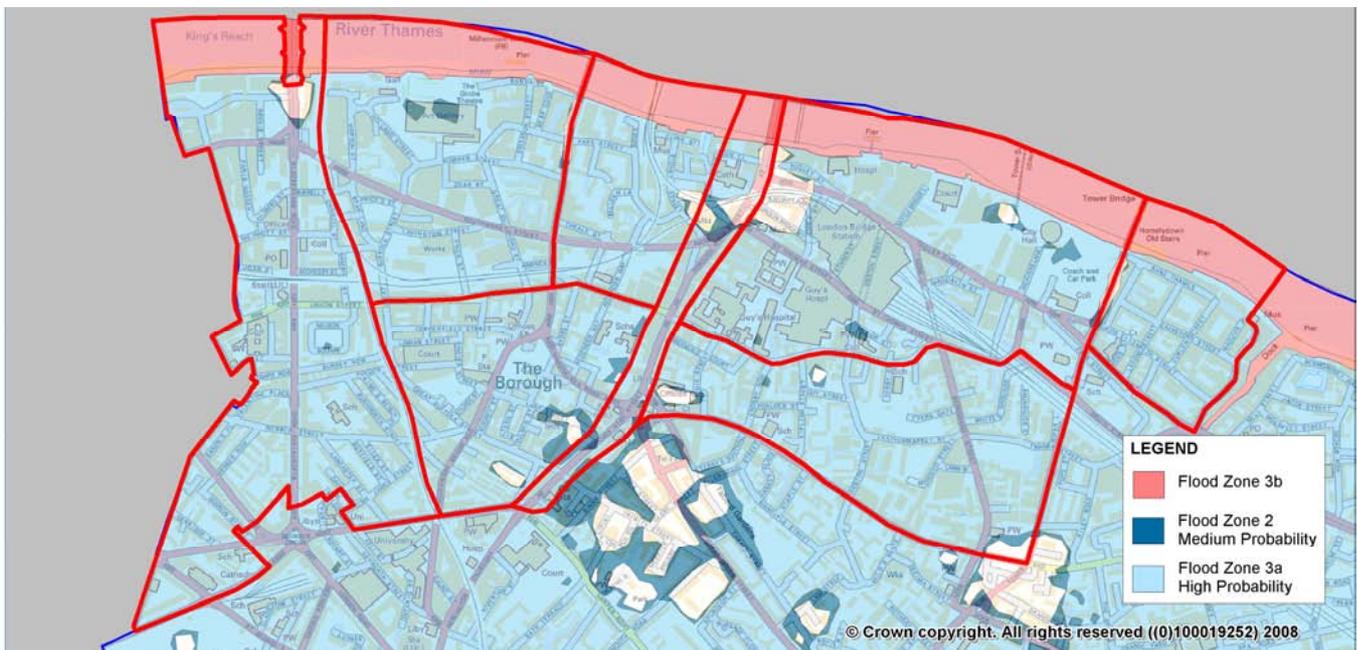


Figure 4 - Flood risk in SPD area

- **Quality in design**

The SPD area includes many important and valuable landscape features such as conservation areas, listed buildings, historic monuments, archaeological areas and open spaces. It is essential that good design is prioritised throughout the area to enhance its natural and historic features. Appropriate design, including street furniture will be considered in the SPD.

A key consideration when considering the quality of design in this area is the height of buildings and where in this SPD area is appropriate for tall buildings. The area is encompassed by strategically important viewing corridors as designated by the London Plan and the Greater London Area's London View Management Framework Supplementary Planning Guidance (SPG). Of particular importance is the strategic viewing corridor of St Paul's from Greenwich Park and Blackheath Point whose designation is subject to community consultation. The siting of any tall buildings in this area will have to take the strategic views, as well as any local views into consideration.

- **Conservation of the historic environment**

This is a historic area with a variety of different character areas and an area which is steeped in history. Many of the areas have historic street forms and layouts which are remnants of Roman times. There are also several purpose built warehouses to service the

bustling river trade during the 17th Century including historic via duct links, and 18th and early 19th century shops and houses. The most familiar of these historic areas is around Borough Market, Clink Street and Southwark Cathedral, however there are many other unique conservation areas within the BBLB area.

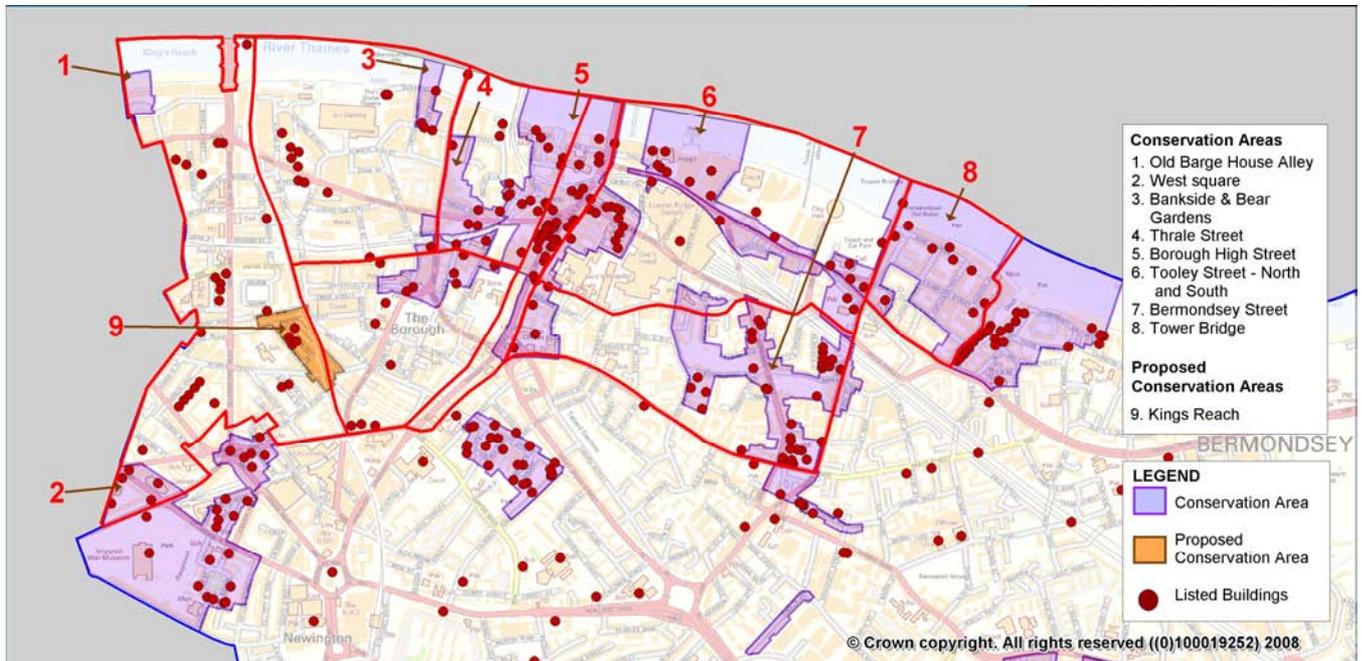


Figure 5 - Conservation Areas and Listed Buildings in the SPD area

There are 8 conservation areas at Borough, Bankside and London Bridge and one proposed. The existing conservation areas include Old Barge House Alley, West Square, Bankside and Bear Gardens, Borough High St, Thrale St, Bermondsey St, Tooley Street North and South, Tower Bridge.

The proposed Kings Bench conservation area is also located within the SPD boundary and has been adopted for consultation by Borough and Bankside community council. The boundaries of the proposed conservation area are: Surrey Row to the north, railway viaduct, at the southern end of Glasshill street, Webber Street and Belvedere Buildings to the east, King James Street to the south and Rushworth street in the west (see maps).

- **Listed Buildings**

There are over 100 Grade II listed buildings, approximately 5 Grade II* listed buildings, and 3 Grade I listed buildings. The relationship with these buildings and how they will be preserved and enhanced by developments around them are addressed in the SPD.

- **Archaeology**

Borough, Bankside and London Bridge is also in an Archaeological Priority Zone. New development in the area must consider any impact on the zone. The current Archaeological Priority Zone within the Bankside area broadly reflects the concentrations of Roman Archaeology within the area of Borough High Street, the spread of medieval and post-medieval settlement across the river frontage and, to the south of London Bridge Station, the immediate hinterland of the Roman settlement and the areas of the borough where important medieval religious and post-medieval medical centres develop. Outside the Archaeological Priority Zones recent archaeological work to the north side of Union Street has shown Roman settlement continued into this area. Excavations to the south of the APZ along the line of Blackfriars Road have revealed an area of prehistoric settlement exploiting the margins of the islands which occupied this area during the Neolithic or Bronze Age (approximately 3000-1500 BC). Archaeological evidence from just over the

borough border with Lambeth has also shown the potential for prehistoric remains dating to the Neolithic or early Bronze Age confirming the type of occupation seen within Southwark.

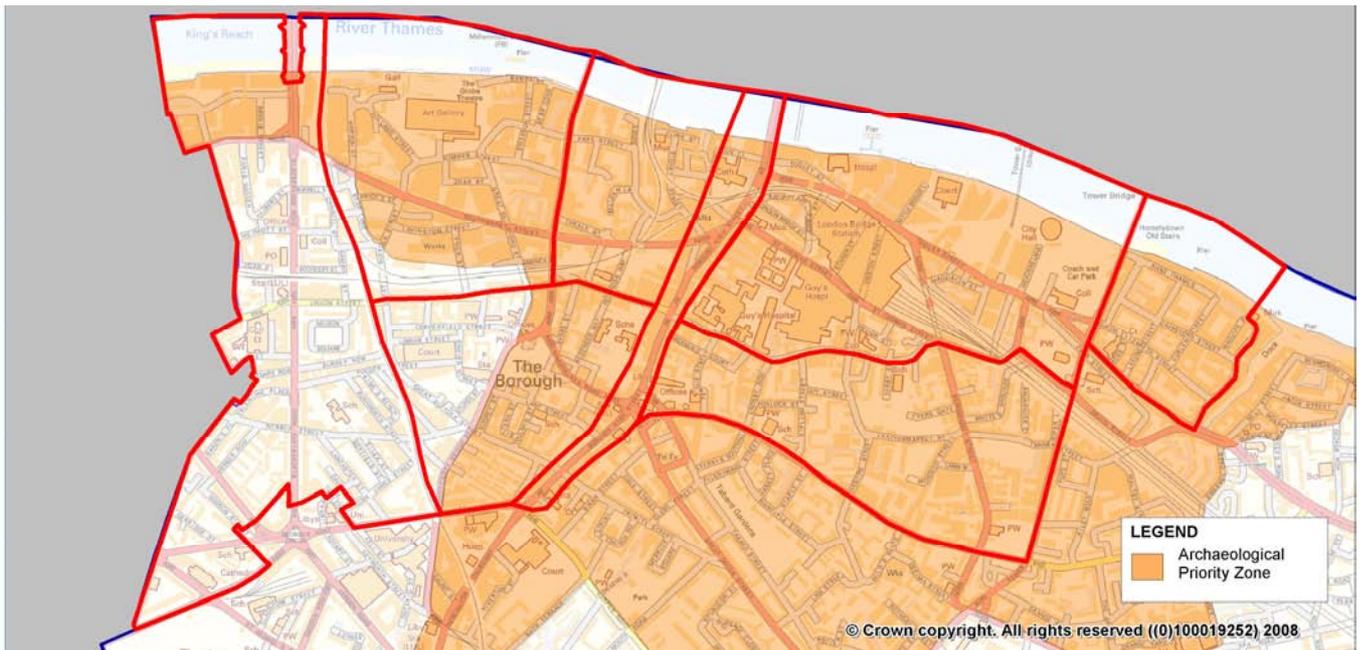


Figure 6 - Archaeological Priority Zone in SPD area

- **Community facilities**

There are a range of community facilities spread in and around Bankside, Borough and London Bridge. This includes the recently refurbished John Harvard Library, Bankside Mix Community Space, playgrounds, health clubs, leisure centres, after school clubs, youth facilities and health facilities.

Providing support and activities for young people in the area is very important. Currently, the following facilities and groups provide services to young people in the area:

- Downside Fisher.
- Rockingham Estate
- Southside
- The Hub
- The Crypt at St Judes
- St Johns
- Kids Company
- SE1 United
- Salvation Army
- Faces in Focus at Rockingham Estate
- Whites Ground Skate Park
- Colombo Sports Centre
- Millwall @ Geraldine Mary Harmsworth Park
- Southwark Sea Cadets at HMS Belfast
- Blackfriars Settlement
- Unicorn Youth Theatre
- REPA at Rockingham Estate
- Terrence Higgins Trust
- Kickstart at Rockingham Estate
- Rockingham Somali support group

The Southwark Sport and Physical Activity Strategy and Open Spaces Study show that there would be benefits to increasing community and “pay and play” access to sports

facilities, in particular swimming pools and sports halls. There are plans for new community leisure centres and swimming pools at Doon Street and Elephant and Castle which will bring benefits to the area.

There are four GP surgeries in the area as well as Guy's and St Thomas's hospital which provides local health services. Additional health facilities are planned in the area, including Blackfriars Extended Health Centre and Borough Extended Health Centre.

Growth in the area will increase the demand for community facilities and new development will be expected to contribute to meeting this demand.

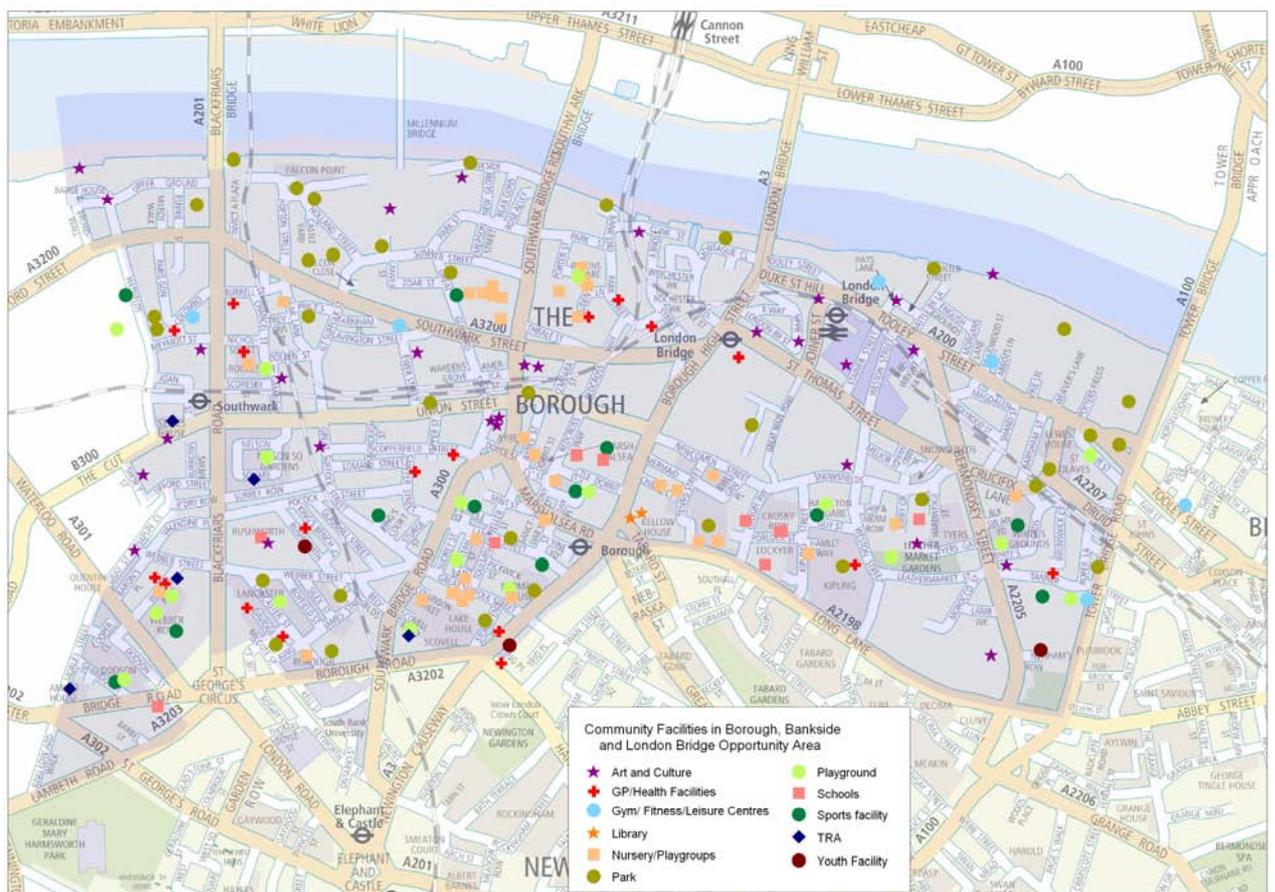


Figure 7 – Community, leisure and cultural facilities in the opportunity area

- **Cultural facilities**

Visitors to Southwark contribute over £700m to the borough's economy every year. The opportunity area is in the South Bank Strategic Cultural Area and contains a number of important arts, cultural and entertainment uses bringing thousands of people into the area each day. These facilities include the Tate Modern, the London Eye, The Royal Festival Hall, Shakespeare's Globe Theatre, Southwark Playhouse, Unicorn Theatre, Southwark Cathedral, Borough Market, the Clink Museum, London Dungeon and Southwark Playhouse - to name a few.

The area's many important historic places, buildings and monuments also contribute to its cultural heritage and attract visitors. In addition, City Hall, Potters Field Park and The Scoop are often host to public events, attracting people from across London. The John Havard Library on Borough High Street has also recently been reopened after extensive refurbishment.

Alongside the major attractions, a range of shopping, cafes, restaurants, pubs, bars and nightclubs have established providing both daytime and evening activity. These facilities

are focused at More London, Shad Thames, London Bridge Station, Borough High Street, Bermondsey Street, Clink Street and along the Riverside, around the Tate Modern and the Cut.

- **Sustainable transport**

Borough, Bankside and London Bridge has excellent transport connections to other parts of central London and the wider region by both road and rail. This includes:

- The Thameslink railway linking Brighton to Bedford
- The Jubilee and Northern Lines
- The River Thames with associated river services
- Numerous bus routes running through the area linking to other parts of London.
- Strategic cycle links
- Riverside walk linking Shad Thames to Vauxhall via the Thames Path.
- Millennium Bridge.

There are major transport interchanges at London Bridge and Blackfriars and just outside the area at Waterloo and Cannon Street. London Bridge station is one of the most important transport hubs in London and one of the busiest stations in the country. Passenger numbers are forecast to continue growing over the coming years as the area is regenerated. The Thameslink programme will increase the station's capacity by 2015.

As part of the Thameslink programme, Blackfriars Station is being rebuilt and expanded across the river, providing a new station access from Bankside which will further improve access to transport.

Bus services are also important in the area, with many linking with major transport hubs at London Bridge, Waterloo and Blackfriars. Transport for London predicts an increase in the use of bus services in central London and there is a need to redesign and upgrade the bus station at London Bridge Station to help it better connect with rail services and cope with an increased flow of buses and taxis.

There is a cycle network through the area which provides dedicated paths. The network includes parts of National Cycle Highway Route 4 and planned Cycle Superhighways.

The area has seven main classified A roads; Tooley St, Thomas St, Tower Bridge, Blackfriars Bridge Road, Southwark Park Road, Borough High Street and Bermondsey St. Borough High St, Tower Bridge Road and Blackfriars Road are the main north-south thoroughfares while Southwark Park Road and Tooley St. carry traffic east west. These major roads carry high volumes of traffic through the area and often experience traffic congestion at peak times. The SPD area is within the Central London Congestion Charging Zone.

There are important river crossing at Tower Bridge, London Bridge, Southwark Bridge and Blackfriars Bridge. From the east London Bridge provides the first crossing points over the Thames.

The river itself is also an important link for freight and passengers. There are three ferry piers in the opportunity area and a fourth just to the west at Southbank.

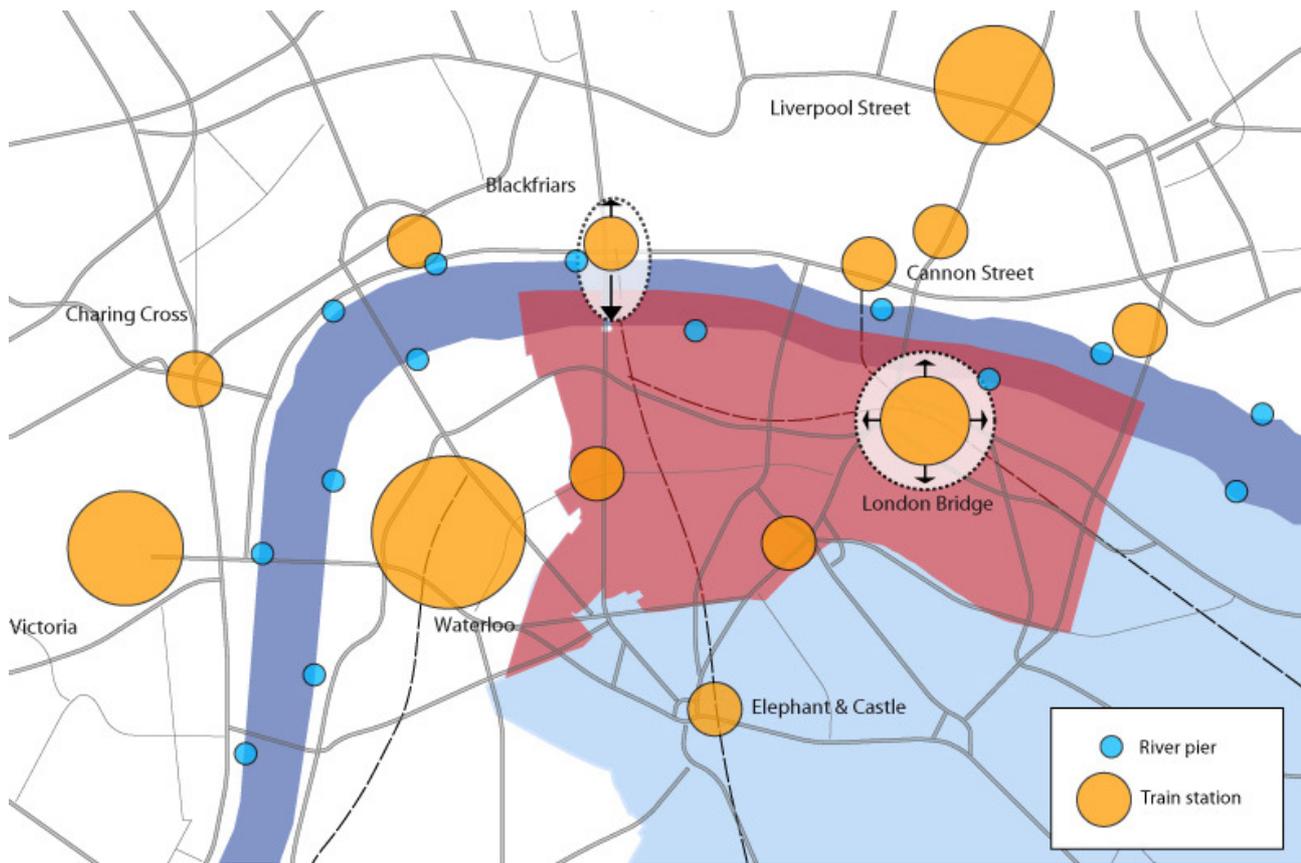


Figure 8 - Transport context of the opportunity area

5 Sustainability Issues and Objectives

5.1 Sustainability Issues

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

- Areas with relatively high levels of deprivation
- Employment inequalities and employment opportunities
- Education, skills and training deprivation
- Health inequalities and noise nuisances
- Need to promote equality, diversity and social cohesion
- Areas with high levels of crime and fear of crime and anti-social behaviour.
- Energy efficiency and use of renewables
- Poor air quality
- Need to minimise waste arisings and increase recycling rates
- Need for sustainable use of water resources
- Protection of landscape features and need to address contaminated land issues
- Ensuring a high quality of design in new developments and high quality public spaces
- Need to preserve and enhance built heritage, the archaeological environment and cultural assets
- Minimising flood risk and improve the quality of the River Thames
- Protecting and enhancing biodiversity
- Providing everyone with a decent and affordable home to live in
- Need to improve accessibility by walking, cycling and public transport and minimise the need to travel by car. Improve the use of the River for transport.
- Need to ensure that there is social, physical and green infrastructure capacity for existing and future needs, this includes open spaces, shopping and community facilities.

5.2 Sustainability Objectives

5.2.1 Seventeen 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 avoid waste and maximise, reuse or recycle waste arising as a resource |
| SDO 9 | To encourage sustainable use of water resources |
| SDO 10 | To maintain and enhance the quality of land and soils |
| SDO 11 | To protect and enhance quality of landscape and townscape |
| SDO 12 | To conserve and enhance the historic environment and cultural assets |
| SDO 13 | To protect and enhance open spaces, green corridors and biodiversity |
| SDO 14 | To reduce vulnerability to flooding |
| SDO 15 | To provide everyone with the opportunity to live in a decent home |
| SDO 16 | To promote sustainable transport and minimise the need to travel by car |
| SDO 17 | To provide the necessary infrastructure to support existing and future development |

6 The Sustainability Framework

6.1 What is the SA Framework?

6.1.1 The Sustainability Framework provides a way in which the sustainability effects of the SPD/OAPF can be described, analysed and compared. The framework provides a set of sustainability objectives and indicators to be used when undertaking the appraisal and when undertaking any monitoring. The indicators should be measurable to provide a way of checking whether the objectives are being met, for example, the number of jobs created. The SA framework was established, following consultation, as part of the Core Strategy SA.

6.2 The SA Framework

| Sustainability Issue | Sustainability Objective and questions | Sustainability Indicators | |
|---|---|---------------------------|---|
| Economy, Regeneration and Employment Opportunities | SDO 1: To tackle poverty and encourage wealth creation Will it improve the range of job opportunities? Will it help to diversify the economy? Will it encourage the retention and /or growth of local employment? Will it close the gaps between equalities target groups compared with the National average? Will it encourage business start-ups and support the growth of businesses? | 1.1 1.2 1.3 1.4 | Employment land available Change in VAT registered businesses Numbers and % jobs in Southwark by sector Southwark compared to London (broken down by micro, small and medium sized businesses) |
| Education | SDO2: To improve the education and skill of the population Will it provide opportunities to improve the skills and qualifications of the population, particularly for young people and adults? Will it help improve employee education/training programmes? Will it help reduce skills shortages? Will it help to reduce the disparity in educational achievement between different ethnic groups? | 2.1 2.2 2.3 2.4 | Indices of multiple deprivation; Education deprivation % of the population with higher education qualifications % of population with no qualifications Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs including English and Maths split by equality group |

| Sustainability Issue | Sustainability Objective and questions | Indicators | |
|--|---|--|---|
| Health | <p>SDO3: To improve the health of the population</p> <p>Will it promote and facilitate healthy living and active lifestyles? Will it reduce health inequalities? Will it promote non-polluting forms of transport? Will it improve access to health and social care/treatment?</p> | <p>3.1 3.2 3.3 3.4 3.5 3.6 3.7</p> | <p>Health life expectancy at age 65 by equality group Indices of multiple deprivation: Health deprivation Rate of obesity in children Mortality from cancer, heart disease and stroke Incapacity benefit for mental illness Distance to GP premises from home Admissions to hospital per 1,000 people</p> |
| Crime and Community Safety | <p>SDO4: To reduce the incidence of crime and the fear of crime</p> <p>Will it improve safety and security? Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?</p> | <p>4.1 4.2 4.3 4.4</p> | <p>Indices of multiple deprivation: Crime deprivation Numbers of crime per annum Percentage of residents who feel fairly safe or very safe outside during the day/night Reports of anti-social behaviour</p> |
| Social Inclusion and Community Cohesion | <p>SDO5: To promote social inclusion, equality, diversity and community cohesion</p> <p>Will it help support voluntary sector and promote volunteering? Will it support active community engagement? Will it support a diversity of lifestyles? Will it address equality's groups?</p> | <p>5.1 5.2 5.3</p> | <p>Proportion of people who think they can influence decision-making in their locality Employment/Skills/Health/Homelessness waiting list by equality group Satisfaction with area</p> |

| Sustainability Issue | Sustainability Objective and questions | Indicators | |
|---|--|--------------------------|--|
| Mitigation of and adaption to climate change | <p>SDO6: To reduce contributions to climate change</p> <p>Will it reduce consumption of energy? Will it use renewable sources of energy? Will it help local people cope with hotter drier summers and warmer wetter winters? Will it mitigate against the urban heat island effect?</p> | 6.1 6.2 6.3 6.4 | <p>CO2 emissions and energy consumption (break down by source/type)</p> <p>No. of extreme weather events by type</p> <p>No. of hospital admissions as a result of extreme weather</p> <p>SAP rating of borough's housing stock</p> |
| Air Quality | <p>SDO7: To improve the air quality in Southwark</p> <p>Will it help to reduce emissions of PM10, NO2? Will it encourage a reduction in amount and length of journeys made by car?</p> | 7.1 7.2 7.3 | <p>Number of days of high pollution</p> <p>Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air</p> <p>Annual average concentrations and number of daily exceedences of PM10 in air</p> |
| Waste Management | <p>SDO8: To avoid waste and maximise, reuse or recycle waste arising as a resource</p> <p>Will it promote the reduction of waste during construction / operation? Will it minimise the production of household and commercial waste? Will it promote sustainable processing of waste?</p> | 8.1 8.2 8.3 | <p>Municipal waste land-filled (tonnes)</p> <p>Residual household waste per household (tonnes)</p> <p>Percentage of municipal waste sent for reuse, recycling and composting</p> |
| Water Resources | <p>SDO9: To encourage sustainable use of water resources</p> <p>Will it encourage reuse of water? Will it maximise use of rainwater or other local water supplies? Will it reduce discharges to surface and groundwater?</p> | 9.1 9.2 | <p>Average domestic and commercial potable water consumption (l/head/day)</p> <p>Water quality measure</p> |

| Sustainability Issue | Sustainability Objective and questions | Indicators | |
|---|--|--|---|
| Soil and Land Quality | <p>SDO10: To maintain and enhance the quality of land and soils</p> <p>Will it encourage the remediation of land identified as potentially contaminated? Will it prevent further contamination of soils?</p> | 10.1 | Number of contaminated sites not remediated |
| Quality in Design | <p>SDO11: To protect and enhance quality of landscape and townscape</p> <p>Will it have a negative impact on important strategic/local views? Will it improve the quality of public spaces and street? Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the public domain?</p> | 11.1 11.2 11.3 | Satisfaction with local area People who can identify with their local area Building for Life Assessments |
| Conservation of the Historic Environment | <p>SDO12: To conserve and enhance the historic environment and cultural assets</p> <p>Will it involve the loss or damage to historic buildings and remains and their setting? Will it improve the historic value of places? Will it promote the historic environment and also contribute to better understanding of the historic environment?</p> | 12.1 12.2 12.3 12.4 12.5 12.6 | Amount of Southwark covered by Conservation Area or APZ Numbers of buildings in the borough on the English Heritage buildings at Risk Register Changes in numbers of listed buildings Number of scheduled ancient monuments at risk Number of conservation areas at risk Number of conservation areas with up-to-date appraisal/management plans |
| Open Space and Biodiversity | <p>SDO13: To protect and improve open spaces, green corridors and biodiversity</p> <p>Will it encourage development on previously developed land? Will it improve the quality and range of open spaces? Will it improve access to open space and nature? Will it improve the quality and range of habitat for wildlife? Will it avoid harm to protected and priority species?</p> | 13.1 13.2 13.3 13.4 13.5 13.6 | Change in quantity of open space (ha) Resident satisfaction with open space Change in SINCS and LNPS Change in quality of open space (ha) Open space deficiency Deficiency in access to nature |

| Sustainability Issue | Sustainability Objective and questions | Indicators | |
|------------------------------|---|--|---|
| Flood Risk | <p>SDO14: To reduce vulnerability to flooding</p> <p>Will it minimise the risk of and from flooding? Will it protect and improve flood defences and allow them to be maintained?</p> | <p>14.1 14.2</p> | <p>Number of flooding incidents (including sewer flooding) Condition of flood defences</p> |
| Housing | <p>SDO15: To provide everyone with the opportunity to live in a decent home</p> <p>Will it contribute towards meeting housing need, in particular affordable housing and family homes? Will it improve the supply and range of housing? Will it contribute towards improving the quality of homes and the living environment? Will it reduce overcrowding?</p> | <p>15.1 15.2 15.3 15.4 15.5 15.6</p> | <p>Amount of homes in the borough Percentage of households living in temporary accommodation Households in housing need Households on housing register Households unintentionally homeless and in priority need Income to average house price ratio</p> |
| Sustainable Transport | <p>SDO16: To promote sustainable transport and minimise the need to travel by car</p> <p>Will it reduce car use? Will it promote walking and cycling? Will it reduce the number and length of journeys? Will it improve public transport? Will it reduce road traffic accidents?</p> | <p>16.1 16.2 16.3</p> | <p>Estimated traffic flows per annum (mil.vehicle km) The number of people killed or seriously injured in road traffic collisions Proportion of personal travel made on each mode of transport overall and by equalities groups</p> |
| Infrastructure | <p>SDO17: To provide the necessary infrastructure to support existing and future development</p> <p>Will it provide enough social infrastructure ? Will it provide enough physical infrastructure? Will it provide enough green infrastructure?</p> | <p>17.1 17.2</p> | <p>Capacity of existing infrastructure (social, physical and green) Capacity of future infrastructure (social, physical and green)</p> |

6.3 Internal Comparison of the SA Objectives

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

Compatibility of SA Objectives

| Objective | 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 | SDO 17 |
|-----------|------------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|
| SDO 2 | Compatible | | | | | | | | | | | | | | | | |
| SDO 3 | 0 | | | | | | | | | | | | | | | | |
| SDO 4 | 0 | | | | | | | | | | | | | | | | |
| SDO 5 | | | | | | | | | | | | | | | | | |
| SDO 6 | 0 | | | | | | | | | | | | | | | | |
| SDO 7 | 0 | | | | | | | | | | | | | | | | |
| SDO 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SDO 9 | 0 | | | | | | | | | | | | | | | | |
| SDO 10 | 0 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SDO 11 | 0 | 0 | 0 | 0 | 0 | ? | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SDO 12 | 0 | 0 | 0 | 0 | 0 | ? | 0 | ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SDO 13 | 0 | | | | | | | | | | | | | | | | |
| SDO 14 | 0 | | | | | | | | | | | | | | | | |
| SDO 15 | 0 | | | | | | | | | | | | | | | | |
| SDO 16 | | | | | | | | | | | | | | | | | |
| SDO 17 | 0 | | | | | | | | | | | | | | | | |

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

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

7 SPD/OAPF Issues and Options

7.1 Compatibility of the SA Objectives against the Bankside, Borough and London Bridge SPD/OAPF Objectives

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

7.2 What options have been considered and why?

The following principles have been considered in developing the guidance for the SPD/OAPF for Bankside, Borough and London Bridge.

- **Retail uses (including restaurants, cafes and drinking etc.)**
The key issue for retail in the area is to make sure there is enough shopping provision to meet a range of needs, including residents, whilst controlling the impact of restaurants, bars, etc. on the environment. The Core Strategy identifies this area as a town centre where further retail growth is welcome. However, the Retail Study did not identify a great deal of capacity so growth is likely to be limited and far less than in the nearby areas, such as Elephant and Castle and Canada Water. It is, therefore, likely that retail provision will remain small scale and more convenience.

As such, the SPD looks at protecting what is there from being lost (i.e. no loss of A1) and asking for more A1 with developments. The council will also work with landowners to provide a mid-sized food shop or supermarket. By protecting existing provision in the area, the need for people to travel outside the area should be reduced. The guidance also seeks to encourage more mixed development to address concerns regarding the over saturation of restaurants and drinking establishments, evident from the introduction of the alcohol saturation zone over the area. Prevention of all further restaurants and drinking premises was not considered appropriate as such uses are established as suitable for a town centre within the Core Strategy. The area is also identified as a Strategic Cultural Zone and the mix of uses are seen to add vibrancy to the area, providing necessary visitor management is used to control impacts.

- **Business space**
There is considerable demand for office floor space, as an area with good transport links and as part of central London and a key part of London and Southwark's prosperity. The Core strategy and London Plan have therefore established employment targets for the area. The evidence for these targets is provided in the Southwark Employment Land Review and the decision made in the Core Strategy is to protect all employment floor space in the area.

The SPD seeks to ensure that a range of business needs are met, including the priority to be given to office use and other employment generating uses. Given the high demand for office space and the high level of employment generated, office space is to be given priority. A range of unit sizes is expected in line with Core Strategy policies to meet a range of needs and encourage local uses. Small business units are cheaper to fit out and run so are more affordable and help local or start up units. Contributions will also be collected towards training schemes to link people into jobs and provide other business support to help local businesses.

- **Hotels**
The Core Strategy and London Plan have established that areas with high public transport accessibility are suitable for hotels. The area also attracts a high demand for hotels as a strategic cultural area and business area. It is recognised that there have been a number of hotel completions recently and that the land used is in competition with land for office space. The SPD seeks to balance the role that hotels have in providing employment and economic benefits with potential adverse impacts upon the amenity of the area and mix of uses. Hotels are, therefore, encouraged around London Bridge where there is more opportunity for mixed development within large development opportunities.
- **Purpose built student accommodation**
The location of purpose built student accommodation has been addressed through the Core Strategy in order to take a managed approach to provision. The SPD reflects the Core Strategy policy.
- **Arts, cultural and entertainment uses**
The Core Strategy and London Plan establish the area as a strategic cultural zone. The SPD therefore seeks to encourage more arts, cultural and entertainment uses, which will complement a number of high profile schemes already going ahead and prevent suitable sites lying vacant. Appropriate visitor management will also be needed.
- **Housing**
The Core Strategy identified Bankside, Borough and London Bridge as a growth area for housing and the SPD identifies suitable sites in line with the evidence documents that support the Core Strategy and supporting SPDs. The need to improve existing housing stock to provide decent homes will also need to be addressed when considering the housing provision for the area and allocation of S106 monies.
- **Community facilities**
The provision of a good supply of community facilities is supported in line with the Core strategy policy. Areas of specific local need are identified within the SPD.
- **Heritage, character and the design of new development**
The Core Strategy sets policy, which promotes good design and the protection of heritage. As a significant historic area it is important that the character of the area is protected. The SPD/OAPF provides a profile of the different character areas and identifies key development opportunities and site guidance to ensure a positive contribution to the area. Character Area Appraisals and Conservation Area Appraisals have also been undertaken to support the guidance.
- **Approach to building heights**
The Core Strategy and London Plan identify the area as generally appropriate for tall buildings, given its location within central London and proximity to good transport links. The planning documents also establish policy on the density of residential development. A tall buildings study is also being prepared specifically for Bankside, Borough and London Bridge to examine the constraints and opportunities for tall buildings in this location. Tall buildings were considered appropriate in this area because of the benefits that would be brought for regeneration, the creation of landmarks and increased investment. The SPD provides more site specific information on the location and design criteria so that the benefits can be maximised. Maximum heights are not proposed but instead criteria that reflect the sensitivities of the site such as views, heritage and local character as well as the positive impacts of a scheme. The purpose of the guidance is to focus on the need for overall design quality. The specifics of a proposal will be dealt with through the planning application and use of other guidance such as the Sustainable Design and Construction and Sustainability Assessment SPDs.

- **Public realm, movement and open spaces**
The Core Strategy seeks the provision of a high quality public realm. The SPD/OAPF examines how this policy can be applied at the local level and a number of urban design and public realm studies have been undertaken to underpin this strategy. A key issue for the area is the management of crowds, particularly as greater numbers of visitors are attracted in the future. The SPD/OAPF seeks to address this issue by improving movement through the area to disperse the number of people in congested areas, whilst encouraging opportunities for walking and cycling. The guidance also seeks to encourage more life and vitality at ground floor level and provide a more attractive and accessible urban environment providing greener links to areas of open space. A new open space is proposed at Cross Bones, as identified in the Core Strategy. The decision for the open space was made following the findings of the open space strategy, which reviewed the provision of open space throughout the borough. Given the nature of open spaces and the character of the area there are opportunities to improve habitat through the landscaping of streets and open spaces and the greening of buildings. The SPD has looked at how this can be achieved and balanced with the aims of ensuring a safe and comfortable environment for pedestrians and cyclists. The public realm strategy in the SPD identifies potential green links between green spaces and for tree planting. Any public realm projects will be supported by the Southwark Biodiversity Action Plan.
- **Traffic and Transport**
The Core Strategy sets out the key transport issues for the borough and identifies Bankside, Borough and London Bridge as an area with good public transport and further investment planned. The SPD/OAPF promotes the use of public transport, walking and cycling, in line with the Core Strategy policies. The guidance identifies specific projects, which may attract funding and S106 monies to implement improvements to the local transport network. This includes improving access to and along the River, including the existing piers. Transport for London intends to provide an extra pier in the area between Bankside and Waterloo. A specific location has not yet been confirmed.
- **Environmental considerations**
The Core Strategy recognises that development sites fall within flood zone areas but concluded that there was a lack of suitable developable land outside the flood risk areas. The SPD/OAPF responds to the Core Strategy policy and supporting SPDs by reinforcing the need for flood resilient design, the location of residential uses above ground floor and the need to reduce run-off and incorporate sustainable urban drainage systems. The guidance also recognises the opportunities for decentralised energy in the area and identifies specific opportunities in the locality. Given the high level of investment expected in the area, levels higher than Code Level 4 and BREEAM excellent will be sought where possible. Further guidance is also provided in the Sustainable Design and Construction and Sustainability Assessment SPDs.

A full list of the evidence documents that have been used in the preparation of the Core Strategy and Bankside, Borough and London Bridge SPD/OAPF can be found at Appendix 5.

8 Effects of the Bankside, Borough and London Bridge SPD/OAPF Policies

8.1 How has sustainability been considered in developing the plan?

8.1.1 Sustainability has been integral to the development of the plan. The Core Strategy policies have formed the basis of the guidance document, with the SPD/OAPF providing further guidance on the policies identified. The SPD/OAPF does not create new policy. As a consequence the SA of the Core Strategy has been used as the starting point for this assessment.

8.2 The Sustainability Appraisal of the Draft SPD/OAPF

8.2.1 An appraisal of the SPD/OAPF objectives against the Sustainability Objectives was carried out to check that the plan's objectives were compatible with the need to address sustainable development. The results showed great similarity to those of the Core Strategy, with the majority of the objectives showing a compatible result.

8.2.2 Some uncertainty was identified, where it was considered that the impact will be dependent upon implementation. The Sustainability Objectives, where an uncertain impact was most prevalent included:

SDO 6: To reduce contributions to climate change

SDO 7: To improve the air quality in Southwark

SDO 8: To avoid waste and maximise, reuse, or recycle waste arising as a resource

SDO 9 To encourage sustainable use of water resources

SDO14: To reduce vulnerability to flooding

8.2.3 Proposals will be assessed at the application level both against the Core strategy policies and the further specific guidance within the SPD/OAPF itself and other guidance, in particular the Sustainable Design and Construction and Sustainability Assessment SPDs. It is therefore considered that any potential negative impacts can be addressed through suitable mitigation measures.

8.2.4 A further sustainability appraisal of the guidance was therefore considered to be unnecessary in order to avoid duplication of the SA already undertaken for the Core Strategy, in accordance with the regulations.

The full SA of the Core strategy can be viewed on the council's web-site on <http://southwark.gov.uk/corestrategy>

8.3 Cumulative impacts

- 8.3.1 The SEA Directive requires an assessment of secondary, cumulative, and synergistic effects, which should be incorporated in the SA. Collectively these effects are called cumulative impacts. Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects (e.g. noise, dust and visual) have a combined effect.
- 8.3.2 Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.
- 8.3.3 The cumulative impact of policies with a minor negative or uncertain impact could result in a major negative impact overall. It is difficult to assess the extent of such impacts at this stage in the process with the lack of detailed information on individual sites. Providing that suitable mitigation measures are applied to individual proposals it is considered that the potential negative impacts will remain minor and, with the development of new technologies and regulations, could even be reduced further over time. Cumulative impacts may also be positive – for example several minor positive impacts on open space and biodiversity could lead to a major positive impact for the area as a whole.
- 8.3.4 The cumulative impacts of the policies will need to be kept under review through the monitoring process and assessment of planning applications to measure the success of implementing the policies and inform any amendments that may be needed to policies and guidance.

8.4 Proposed mitigation

- 8.4.1 Where the SA process identified potential shortcomings of particular policies, mitigation measures are proposed to help off-set the negative impacts. Many of these mitigation measures are policy requirements in either the Core Strategy or Supplementary Planning Documents (SPDs) such as the Sustainable Transport SPD, Residential Design Standards SPD, Sustainable Design and Construction SPD and Sustainability Assessment SPD. For example: Strategic Policy 13 in the Core Strategy, which sets out the council's targets for development to minimise their impacts upon climate change.
- 8.4.2 Some of the negative impacts will be mitigated through specific guidance within the SPD/OAPF which deals with individual issues. Further detailed guidance will also be provided in the Development Management and Housing DPDs, which are to be produced.

8.5 Uncertainties and risks

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

9 IMPLEMENTATION

9.1 What are the next stages in the plan preparation?

| SA PRODUCTION STAGE | TIMETABLE |
|--|--------------|
| Preparation of the sustainability appraisal report to accompany the SPD/OAPF. | January 2010 |
| Adoption of the Bankside, Borough and London Bridge SPD/OAPF and publication of the I sustainability appraisal report. | June 2011 |

9.2 How will the plan be implemented?

9.2.1 The SPD/OAPF sets out the vision for development in Bankside, Borough and London Bridge. The Bankside, Borough and London Bridge SPD/OAPF will shape the development of the area up to the year 2026 by providing a list of clear objectives and a delivery plan to make development happen in the right place at the right time. The plan sets out what should be achieved in the area and directs development. All planning applications must adhere to the SPD/OAPF.

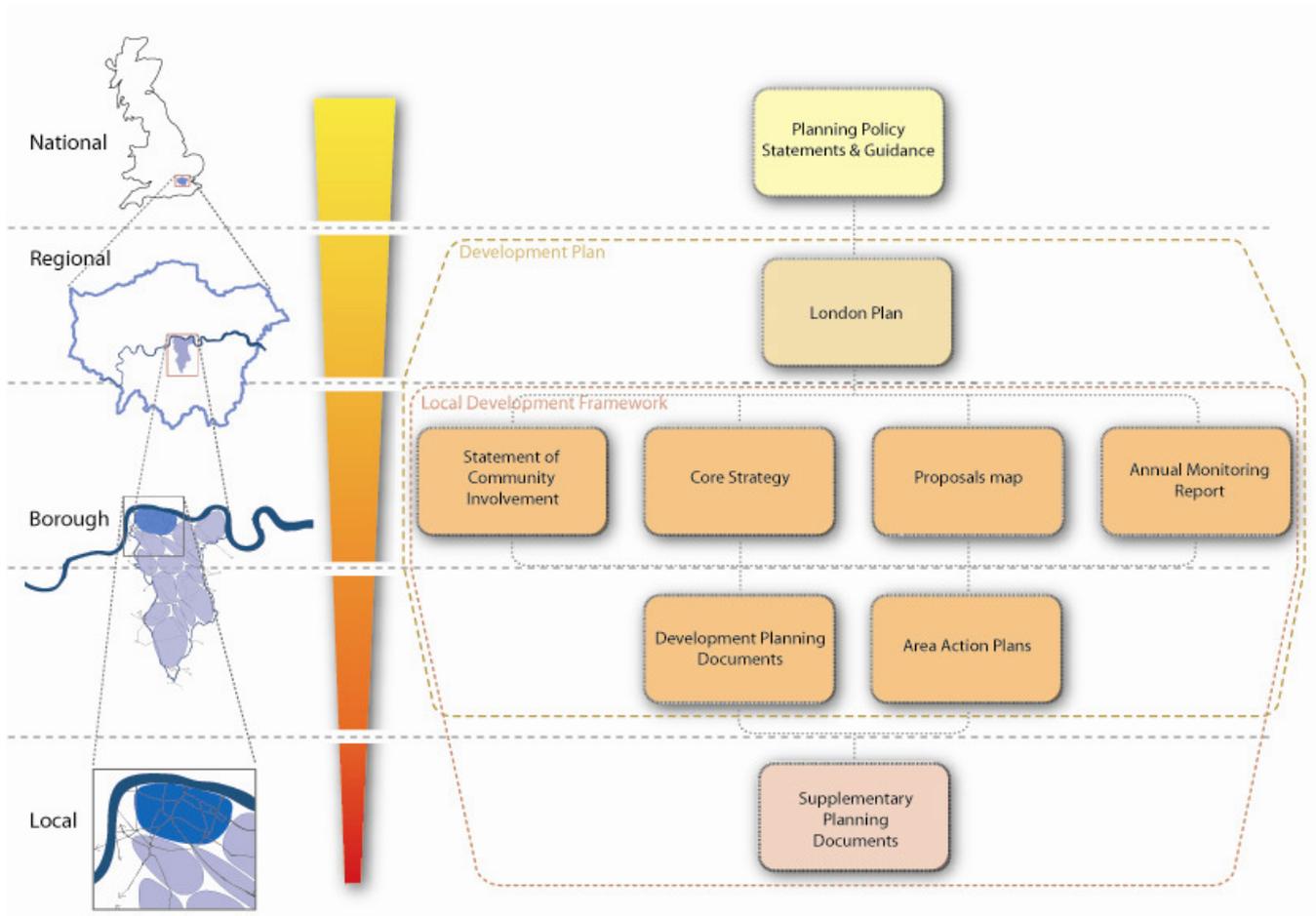
9.3 Links to other tiers of plans, programmes and other guidance

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

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

9.3.3 Further guidance will also provided in the following DPDs and SPDs:

- Development Management DPD
- Housing DPD
- Sustainable Design and Construction SPD
- Sustainability Assessments SPD
- Design and Access SPD
- Residential Design Standards SPD
- Affordable housing SPD
- Sustainable Transport SPD



9.4 Proposals for monitoring

- 9.4.1 It is important that the plan is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the SPD/OAPF. The most appropriate way to monitor the SPD/OAPF is through the Local Development Framework Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of all of the council's planning policies and guidance and the effects development is having in terms of sustainability. Where new indicators have been identified, through the SA process, these will be added to the AMR.

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APPENDIX 1

Legal and Policy Background for Sustainability Appraisal and Development Plan Documents

Strategic Environmental Assessment and Sustainability Appraisal

The Bankside, Borough and London Bridge SPD/OAPF falls within the definition of a 'plan or programme' under European Directive 2001/42 (the SEA Directive). As it is likely to have significant environmental effects, it must also undergo a Strategic Environmental Assessment (SEA), as part of the sustainability appraisal.

The SEA directive is transposed (made) into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance on the implementation of the 2004 Regulations and the Planning and Compulsory Purchase Act is set out in the ODPM's Practical Guide to the Strategic Environmental Assessment Directive (September 2005) and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005) respectively.

These guidance documents set out a similar methodology to be used in the preparation of both SAs and SEAs. The government guidance on SA incorporates the requirements of the SEA Directive within the SA process. In the case of the SPD/OAPF, all reference to SA should be understood as referring to both the SA and SEA process. The components of the SA and its relationship to the information required within the SEA report is set out below.

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

| Information Required in Environment Report | | Section in SA Report |
|---|---|---|
| Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I) | | The SA report |
| a | An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plan and programmes | Sections 1, 3 and 4 Appendices 3 and 8 |
| b | The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme | Sections 4 and 5 |
| c | The environmental characteristics of areas likely to be significantly affected | Sections 4 and 5 |
| d | Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC | Section 4 |
| e | The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation | Section 4 Appendix 3 |
| f | The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects) | Sections 7 and 8 Appendices 4 and 5 |
| g | The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme | Sections 8 and 9 |
| h | An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information | Sections 6, 7 and 8 Appendices 4 and 5 |
| i | A description of measures envisaged concerning monitoring in accordance with Article 10 | Sections 2 and 9 |
| j | A non-technical summary of the information provided under the above headings. | Non-technical summary |

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| | The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2). | Sections 2, 3, 8 and 9 |
| | <p>Consultation:</p> <ul style="list-style-type: none"> • authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). • authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). | Section 2 Appendix 2 |
| | <p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</p> <p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • the plan or programme as adopted; • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9 and 10) | Section 9 |
| | Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10) | Section 9 |
| | Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12). | The Quality Assurance Checklist has been followed |

APPENDIX 2 RESPONSES TO CONSULTATION ON DRAFT SCOPING REPORT

| Name | Report Section | Representation | Officer Comments |
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| Adina Brown English Heritage | Overall | Overall English Heritage supports the approach taken in the consultation and would advise the involvement of the Council's conservation and archaeology staff in the preparation of the SPD | The Council's conservation and archaeology staff have been involved in the preparation of both the Core Strategy and the SPD |
| | Links to Policies Plans and Programmes | Note and welcome the key documents listed to be taken into account in the preparation of the SPD | Noted. |
| | Baseline Information | Welcome the baseline information that has been collected but it would be improved if locally listed buildings and strategic/local views were included. It is also important that the broader historic environment is considered, including heritage assets that may not be designated and the character/local distinctiveness of places in the SPD area. More information is needed on the character areas and what makes them unique. EH would strongly urge LBS to undertake historic 'characterisation' of the SPD area as part of the character assessment and to inform how future change can be managed. Reference should be made to the Greater London Sites and Monuments Record, particularly in developing the strategy for locating tall buildings. EH also encourage reference to the EH and CABE joint Guidance on Tall Buildings (2007). Para. 2.7 advises local planning authorities to carry out a detailed urban design study to identify where tall buildings would and would not be appropriate | We have prepared detailed character area profiles of each character area which have identified listed buildings as well as buildings of townscape importance. We have also mapped and taken into consideration listed buildings and conservation areas in preparing the guidance in the SPD. We are preparing a tall buildings study which has followed the EH and CABE guidance. This has included identification and analysis of important local and strategic views. |
| | Sustainability Framework | Indicators for the number of conservation areas at risk and the number of conservation areas with up-to-date appraisals/management plans is recommended. Further consideration of the compatibility of SD012 with the other objectives is needed as there are potential relationships | The indicators of the SA framework were amended for the SA of the Core Strategy to take into account the comments from EH. The compatibility matrix has been reviewed but remains unchanged. Whilst there may be some potential relationships between the issues, the matrix is assessing if there are any significant issues that could affect the compatibility between the objectives. It is considered that the results reflect adequately the compatibility of the objectives. |

| Name | Report Section | Representation | Officer Comments |
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| Steve Swain Environment Agency | Plans, programmes and strategies | EA advise the consideration of the following documents. National: Environment Agency Adapting to Climate Change Strategy London: State of the Environment Report for London Southwark State of the Environment Fact Sheet General: The New UK Climate Regulations 2009 Environment Agency Strategies, Plans and Reports | Noted and considered in the preparation of the SPD |
| | Other Baseline Data | <p>Although flood risk guidance specific to Southwark exists in the Sustainable Design and Construction SPD EA advise that this issue still be included/referenced within the Borough, Bankside and London Bridge SPD. This will ensure flood risk is adequately considered specifically within this area, which lies adjacent to the River Thames.</p> <p>EA also advise that the Strategic Flood Risk Assessment be used in conjunction with the Annual Monitoring Report 4 as a source of baseline data for SDO 14 "Flood Risk".</p> <p>The State of the Environment Fact Sheet for Southwark provides baseline information for the whole of Southwark, which could be used to broadly determine baseline levels</p> | <p>Noted and included. We have reiterated the guidance in the Sustainable Design and Construction SPD that is most relevant for Bankside, Borough and London Bridge.</p> <p>Noted. This has been done.</p> <p>Noted.</p> |
| | Sustainability Issues – The River Thames and Water Quality | <p>The area subject to this SPD includes a significant portion of the River Thames frontage. The river and nearby groundwater quality are sensitive controlled waters. EA advise that, in order to reflect the increased proportion of land near to the Thames compared with the Core Strategy, the River Thames frontage and water quality are included within the list of main issues on page 5.</p> <p>We advise the following text amendments to reflect this:</p> <ul style="list-style-type: none"> • New Issue – "Water Quality" • "13. Open Space, the River Thames and Biodiversity" <p>To reflect this advised amendment please see comments relating to SDO 9 below.</p> | <p>The SPD has included the River Thames frontage and added water quality to list of issues. The SPD also mentions sustainable urban drainage as an important consideration for the area. Further guidance is provided in the Sustainable Design and Construction SPD</p> <p>Noted and amended.</p> <p>The comments are noted, however, it is felt that it is more appropriate to keep SDO 9 as it is, to be</p> |

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| | | <p>SDO 9 – River Thames, Water Resources and Water Quality</p> <p>The “sustainability issue related to baseline data” for this Sustainable Development Objective is comprised of three strands; The River Thames, which includes river frontage and water quality aspects and water resources. We feel that these issues would be better addressed and reflect the revised main issues above, through the following amendments;</p> <ul style="list-style-type: none"> • SDO 9 – To be split into two SDOs, entitled: <ul style="list-style-type: none"> ○ “To reduce the use of water and source water as locally as possible” ○ “To protect water quality” • SDO 13 – To include the River Thames frontage inline with the London Plan <ul style="list-style-type: none"> ○ Blue Ribbon Network, such that the SDO reads; ○ “To protect and improve open spaces, green corridors, the River ○ Thames frontage and biodiversity” <p>Water quality should include both surface water and groundwater. The impacts on the groundwater in the confined Chalk will need to be considered, as well as on River Thames. The quality of the water being returned to the ground in order to maintain aquifer levels should be considered.</p> <p>In terms of water resources, there will be abstractions from the aquifer to consider. It is important to increase the amount of surface water being returned to groundwater in order to maintain water levels in aquifers. EA also advise that there should be an appreciation of the positive impacts on water resources that adopting good water efficiency standards will have on reducing water use.</p> <p>Further information should be required later in the SPD process to determine which methods will be used to</p> | <p>consistent with the Core Strategy SA. The separate issues have been acknowledged and reflected in the SPD. Additional guidance is also provided in the Core Strategy (the Thames Policy Area is given special protection), Sustainable Design and Construction and Sustainability Assessment SPDs. Site specific issues will be dealt with in the assessment of planning applications and Development Management SPD.</p> <p>Noted and addressed through the Core Strategy and SPDs on Sustainable Design and Construction and Sustainability Assessment</p> <p>Noted and addressed through the Core Strategy and SPDs on Sustainable Design and Construction</p> |
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| | | reduce the effects of development upon water resources. For example, these could emphasise the reuse of water and maximise the use of rainwater or other local water supplies. A determination of whether discharges of water will be reduced to either surface and/or groundwater is also advised. | and Sustainability Assessment |
| | Climate Change | <p>Ground Source Heat Pumps are an increasingly popular source of renewable energy. However, the use of the Chalk Aquifer in London must be carefully managed. Given the potential hazard associated with the use of penetrative systems such as the chemicals included in some systems as well as the introduction of heat to the ground, we expect developers to undertake appropriate prior investigations for these systems. This should include environmental risk assessment and method statements for the construction and operation of the systems.</p> <p>The possible effects of these pumps on groundwater quality are not addressed within the Sustainable Design and Construction SPD so should be included within this SPD.</p> | This is not an issue specific to Bankside, Borough and London Bridge and therefore has not been covered. We will review the issue when we prepare our generic development control policies as part of the Development Management DPD. |
| | Water Quality | <p>EA feel that more detail is required concerning the “water quality measure” mentioned on page 31.</p> <p>The status of water bodies as determined through the Water Framework Directive (e.g. good status) could potentially act as an indicator.</p> <p>It is very important that the non-consumptive use of water in cooling buildings is considered from a heat pollution view as well as a carbon saving view - too much heat going back into the River Thames can impact the water quality and ecology of the tideway.</p> | Noted and included |
| | Flood Risk | <p>An indicator could be the number of new developments incorporating SUDS into their surface water management schemes as these are desirable both in terms of managing flood risk, improving the quality of water returned to the environment and for water resources.</p> <p>Similarly, and more specifically, the area of green roofs built or approved could be used as an indicator.</p> | The indicators will be reviewed when we produce the Development Management DPD as the issues relate to borough wide concerns not just the BBLB area |

| Name | Report Section | Representation | Officer Comments |
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| David Hammond Natural England | Non-technical summary | The document covers the issues and topics that NE would wish to see considered by such a document | Noted. |
| | Climate Change Adaptation | <p>It is important that, in line with 'Planning Policy Statement: Planning and Climate Change', your Council takes account of the contribution to be made from existing and new opportunities for green infrastructure to urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity.</p> <p>Policy 4A.9 of the London Plan also states that "<i>The Mayor will, and other agencies should, promote and support the most effective adaptation to climate change, including protecting and enhancing green infrastructure.</i>"</p> <p>SDO 13 "To protect and improve open spaces, green corridors and biodiversity". The Council should consider changing this to include reference to increasing the above, where appropriate, this would strengthen the document, and link in with references to Chapter 6 – The Sustainability Framework.</p> | Noted. These issues have been addressed in the Core Strategy and the SPDs on Sustainable Design and Construction and Sustainability Assessment and will be reviewed in the forthcoming Development Management DPD. The SPD identifies potential new open spaces, greening and green links in the opportunity area that will help address adaptation to climate change. |
| | Biodiversity | <p>Paragraph 14 of PPS9: Biodiversity and Geological Conservation states that "<i>Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate.</i>"</p> <p>As stated in London Plan Policy 3D.14, "<i>The planning of new development and regeneration should have regard to nature conservation and biodiversity, and opportunities should be taken to achieve positive gains for conservation through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitat and natural landscape and improving access to nature.</i>"</p> | The promotion of biodiversity has been addressed in the Core Strategy and Sustainable Design and Construction and Sustainability Assessment SPDs |
| | Introduction | Paragraph 1.4.1 refers to development pressures within the area and the subsequent cumulative impacts that are associated with this, this is acknowledged. | Noted. |

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| | | Under paragraph 1.4.3 there is reference to protecting and improving the public realm and open spaces and this is both welcomed and supported, and links in to SDO13 as per the comments above. | |
| | SA Methodology | This section is appropriate and in line with relevant legislation. | Noted. |
| | Links to other Policies, Plans and programmes | This section is linked to Appendix 2, the Policies, Plans, and Programmes identified and referenced are appropriate and suitable for this document. | Noted. |
| | Baseline Information | <p>The document identifies the area as being moderately deficient in local park provision and highly deficient in district park provision and with any increase in population there will also be an increased need for and pressure on community facilities including Green/Open Spaces. The following may be of use in the Council's consideration of new developments and housing potential within the Supplementary Planning Document area.</p> <p>Natural England believes that local authorities should consider the provision of natural areas as part of a balanced policy to ensure that local communities have access to an appropriate mix of green spaces providing for a range of recreational needs, of at least 2 hectares of accessible natural green-space per 1,000 population. This can be broken down by the following system:</p> <ul style="list-style-type: none"> • No person should live more than 300 metres from their nearest area of natural green-space; • There should be at least one accessible 20 hectare site within 2 kilometres; • There should be one accessible 100 hectares site within 5 kilometres; • There should be one accessible 500 hectares site within 10 kilometres. <p>This is recommended as a starting point for consideration by local authorities and can be used to assist with the identification of local targets and standards. Whilst this may be more difficult for some urban areas/authorities than other, Natural England would encourage local authorities to identify the most appropriate policy and response applicable to their Borough.</p> | Noted. An assessment of Open Space provision has also been undertaken as part of the Open Space Strategy and will be used to help determine planning applications in the area to ensure that appropriate open space is created where possible. |

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| | | <p>This can assist the Council with identifying the needs of the local community and increase awareness of the value of accessible natural Greenspace, along with the levels of existing green-space provision, resources and constraints.</p> <p>There is reference to the Riverside Walk (Thames Path National Trail?) and therefore the Council need to be aware of the Thames Path National Trail, which is a Nationally Designated Long Distance walking route and any potential development impact upon the Path. The “Thames Path National Trail – Management Strategy 2006 – 2011 would be a useful reference document here and Natural England would recommend that contact is made with the National Trails Officer in respect of any developments or potential for enhancements along the Path that may arise.</p> <p>Biodiversity, Ecological information does not appear to be included in this section, but reference is made under Appendix 3 and this should be clarified under this section.</p> | <p>The SPD identifies the importance of maintaining access to and along the Thames Path and identifies opportunities for improving this access. We have added reference to the Thames path National Trail Management Strategy in the SPD.</p> <p>Noted and added.</p> |
| | Sustainability Issues and Objectives | <p><u>Main Issues</u> The issues identified cover those that Natural England would wish to see considered by such a document, especially</p> <ul style="list-style-type: none"> 13) Open Space and Biodiversity 16) Sustainable Transport <p>There are sixteen Sustainability Objectives identified, all of which are broadly supported, and in particular SDO 6, SDO 13 and SDO 16</p> | Noted. |
| | SA Framework | Under the section on Open Space and Biodiversity there is reference to “increase where possible”, this is welcomed and supported and should be brought out earlier in the document. | Noted and added. |
| | Relevant plans and programmes | The Council has identified appropriate and relevant legislation and documents for consideration in respect of this document. Natural England also refers to its previous comments and suggestions. | Noted. |

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| | Baseline Data | <p>Under SDO 13 'Open Space and Biodiversity' – the following information source may be of use, to ensure that your Council's planning decisions are based on the best available evidence on the natural environment your Council should give consideration to entering into an agreement with Greenspace Information for Greater London (GIGL) for the provision of a variety of natural environment and green-space datasets. This information essential for making effective planning decisions and for ensuring compliance with planning guidance.</p> <p>For further information please refer to: Design for Biodiversity http://www.d4b.org.uk/</p> <p>Biodiversity by Design http://naturalengland.communisis.com/naturalenglandshop/docs/TCP1.pdf</p> <p>Improving Londoner's Access to Nature http://www.london.gov.uk/mayor/planning/docs/access-to-nature.pdf</p> <p>Right Trees for a Changing Climate http://www.right-trees.org.uk/</p> <p>Adapting to Climate Change: A Checklist for Development http://www.london.gov.uk/lccp/publications/development.js p</p> <p>The London Rivers Action Plan http://www.therrc.co.uk/lrap.php</p> <p>Biodiversity and the Built Environment: A report by the UK-GBC Task Group http://www.ukgbc.org/site/news/showNewsDetails?id=139</p> | <p>The Council has an agreement with Greenspace Information for Greater London</p> <p>Guidance documents have been noted, reviewed and added to the list of plans, policies and programmes</p> |
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| Name | Report Section | Representation | Officer Comments |
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| <p>Lucy Owen Port of London Authority</p> | <p>SPD overall</p> | <p>The PLA is pleased to note that the SPD area boundary extends to the mid point of the river. However, given the SPD boundary it is surprising that very few references are made to the River Thames. The PLA in its comments on the PO of the Core Strategy considered that the Council could do more to support the uses and users of the River Thames. It was considered that suitably worded policies should address passenger and tourism uses on the River and the use of the River for the transport of freight. It was also suggested that the Council may wish to give consideration to a moorings policy. Within the SPD boundary area there are a number of river piers yet no reference is made to river transport in the sustainable transport section of the document.</p> <p>The 2008 London Plan Annual Monitoring report highlights how a 5% increase in passengers and freight transported on the Blue Ribbon network is sought between 201-2011. The report also advises that the number of passengers on the Riverbus services have shown significant growth since July 2005. The protection of existing facilities for passengers and tourists and support for new facilities in appropriate locations would assist the Council in meeting SDO16. An indicator which focuses on the number of people transported by the river would provide the opportunity to monitor its success.</p> <p>The use of the river for the transport of construction and waste materials to and from development sites is a sustainable form of transport, which accords with planning policy. By using the river for the transport of construction waste this would assist the Council in meeting sustainability objectives SDO16 and SDO6. There would appear to be the opportunity to have an indicator on the number of developments utilising the river.</p> <p>It is noted that SDO 13 concerns open space and that the SPD will look in more detail at the open space provided by the Thames.</p> | <p>The SPD recognises the importance of the River Thames both environmentally and for transportation and states this explicitly in the Bankside area guidance for new development, which must: <i>'Present a high quality frontage to the River Thames and protect and enhance the River environment'</i></p> <p>Appendix 3, Section 2.2, Section 3.2 mention need to improve access along river and riverside piers, table in section 4,3.1 identifies river pier improvements</p> <p>Noted and added.</p> |

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| Alun Evans CgMs consulting for Metropolitan Police Estate | Appendix 2 – Relevant Plans and Programmes | Metropolitan Police Estate – Asset Management Plan Southwark, November 2007 The need for additional police facilities is highlighted in the above management plan. Section 10 gives a summary of police estate requirements in the Borough. These requirements include the establishment of a Patrol Base, Custody Centre and Borough Policing services necessary to deliver a more effective locally focused police service. The Asset Management Plan should be include in Appendix 2 and taken into account in the development of the SPD | The document has been added to the relevant Appendix and taken into consideration in the development of the SPD. |
| Rose Freeman The Theatres Trust | Question 3 Chapter 5: Sustainability Issues and Objectives | The use of sustainability appraisal encourages the creation of policies linked to clear objectives which means that progress towards those objectives can be monitored. The Theatres Trust wishes to be assured that your Local Development Documents are robust enough to include specific guidance on protecting and encouraging arts and cultural provision, especially in this part of Southwark. The Foreword of your Community Strategy states that <i>We want Southwark to become a world class quarter of a world class city</i> , and on page 15 of this document one of the objectives and priorities is to <i>Enjoy cultural and leisure opportunities</i> , and one of the key actions on page 23 is to <i>Encourage active participation in local arts, heritage and cultural events</i> The SA Scoping Report has not included these issues nor as an SDO to maintain and improve your very special cultural provision to contribute towards Southwark becoming ‘a world class quarter of a world class city’. We note that The Culture Strategy of the London Plan has been itemised on page 44 but this Scoping Report fails to include any reference to its cultural facilities. Policy 1 of <i>London: Cultural Capital</i> states <i>London needs to ensure its cultural institutions and events are of a high quality, world class status</i> . In the following paragraph it continues: <i>By any standards, London’s cultural facilities and</i> | The London Plan and Core Strategy identify the area as a Strategic Cultural Zone. The importance of cultural provision is also recognised and addressed within the SPD and SA, in particular through Section 3 of the SPD, the SD0s 1, 5 and 12 and the relevant indicators. The performance of cultural provision will be monitored in the Annual Monitoring Report, including the protection of existing facilities and provision of new. |

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| | | <p><i>institutions offer unparalleled range, quality and diversity. These cultural assets are central to London's identity, heritage and standing in the world and have provided the foundations for the growth of a vast range of contemporary activity. This value needs to be protected and enhanced.</i></p> <p>It is therefore vital, not only for Southwark Borough but for London as a whole that one of your Main Issues and Objectives includes particular reference to your important cultural resources (as stated on page 44).</p> | |
| Greg Dowden Indigo planning on behalf of Mckay Securities Plc | Question 1 | <p>There are far too many plans, sources of information and guidance identified in Appendix 2. The whole context of the SPD is made unnecessarily complex by this and seeks to take too much into account. The result will be that a series of restrictive policies will be devised which will over-regulate the area to the detriment of the activities that exist at present and in the future.</p> <p>The area has a distinctive character and the purpose of planning policies should be to protect this and allow the area to evolve naturally. The change to the area surrounding Borough Market has occurred in spite of planning policies not because of them and it is important to recognise this. If a further layer of planning policies are necessary at all they should be drafted with a very light touch to allow the area to evolve naturally.</p> <p>The SPD therefore, should be a dramatically simplified document that takes account of far fewer of the plans programs and strategies set out in Appendix 2.</p> | <p>The plans, policies and programmes listed include all the documents that are of relevance to the preparation of the Core Strategy. The SPD expands on the policy of the Core Strategy and does not create new policy, it is therefore important to understand the documents that have been used to make the overarching policy for the area. A key aspect of preparing the SPD is to understand the different character of areas and what makes them special. We have prepared character area assessments for different places, including borough market. The SPD sets out a framework for how change should take place to protect what is special about the areas.</p> <p>The provision of information on plans, policies and programmes is a requirement of the SA/SEA regulations.</p> |
| | Question 1 Other comments | <p>The sustainability issues set out at page 5 are all framed in a negative way as problems. There are no sustainable benefits or opportunities that are identified for the area which is disappointing. If the document is drafted from an entirely negative point of view, then the policies that will emerge from it will be negative and will seek to constrain future patterns of development and prevent the area from fulfilling its full potential.</p> | <p>The Sustainability Issues are supposed to set out what the current problems are for the area which need to be tackled, so that the likely significant effects can be predicted and addressed. This approach is taken from the regulations and guidance on SA/SEA, which the council is obliged to follow.</p> |
| | Question 1 Other comments | <p>Consultation is another key issue. The area still has a primarily commercial character and as the draft scoping</p> | <p>A letter was sent to over 2,000 addresses on our mailing list about the consultation in the scoping</p> |

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| | | <p>report notes contains 30% of all Southwark's business. It is therefore disappointing to note that no local business organisations have automatically been consulted on the scoping report. In our view, this is a serious omission which the Council could easily have remedied as it is the commercial sector which will bear much of the burden of this new policy document and the restrictions it will impose upon their activities, as well as being the sector which will bring forward new development and investment to the area.</p> | <p>report. This included businesses in the area as well as a range of planning consultants who represent businesses. In addition, we have been involving business through other means such as linking in with the two business improvement districts in the area and regular meetings with key land owners. The draft SPD itself will be consulted on and this will include events aimed at local businesses.</p> |
| | Question 2 | <p>The information should be adjusted to reflect the impact of the Council itself has upon the area. For instance, the Council is a major provider of education within the Borough and therefore if there are poor levels of attainment this is a function of the Council's provision of those services. It is the Council that should be making good the deficiency. Simply expressing the problem as a Borough wide issue without allocating responsibility for poor levels of attainment will mean that land owners and applicants will be required to unreasonably shoulder the burden which belongs primarily to the Council itself.</p> | <p>The purpose of the SA/SEA is to identify the baseline of issues in the area on which the SPD could have an impact... There will be a number of options for addressing the identified issues. The council is investing in schools through the Southwark Schools for the Future Programme. As we plan change in the area we need to ensure there is enough school capacity to cater for a growing population and to understand how new development and investment can help address this, along with the work the council is already doing. The Southwark Plan, London Plan and Core Strategy all recognise the important role that developer contributions (S106) can make to ensuring we have good quality social and physical infrastructure to support successful communities.</p> |
| | Question 2 | <p>A similar situation exists in terms of areas of deprivation. By failing to highlight these links, a misleading impression is created and responsibility is placed on land owners and applicants to provide monetary contributions to address problems which are fundamentally the responsibility of the Council. It is important therefore, that the baseline information is adjusted so that the Council's contribution to various factors listed can be clearly identified.</p> | <p>The baseline serves to identify issues needing to be addressed so that they we may understand what role new development may play in helping to address them. There will be a variety of actions needed, not all the sole responsibility of the council. The council is already working to reduce deprivation through regeneration programmes such as renewal of its housing estates and improving schools. It is essential to make sure that the SPD creates a framework that compliments the work the council is doing and makes sure that development happens in a way that also helps overcome these problems, rather than makes them worse. This includes the way a development is designed so that it helps improve the look and feel of deprived areas, how accessible it is to different people, that the mix of housing it provides best</p> |

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| | | | reflects the local needs of the area, that appropriate protection is given to important assets such as open space and space for businesses and that we work with developers to help improve the mix of shops. |
| | Question 3 | <p>If the area is performing well in terms of climate levels, it is not clear why a policy is required to give it further assistance. SDO1 should be deleted.</p> <p>If the area is not particularly deprived in terms of education, then there is no need for schemes to provide such educational contributions to improve education opportunities and performance. Policy objective SDO2 should be deleted.</p> <p>While some parts of the Borough may be more vulnerable to crime, the Metropolitan Police are consultees in the planning process and provide detailed comments upon the design of individual buildings and of land use proposals. This system works very well as it is and no further policy assistance is required therefore, Objective SDO3 should be deleted.</p> <p>Walking and cycling are already promoted through car free housing and the provision of cycle parking at new commercial developments. If the Council wishes to undertake more direct measures such as altering the cycle network or making roads pedestrian only, then this is a matter for them and does not require an SPD to undertake this action. Objective SDO4 does not provide anything that cannot already be provided through the existing planning system and should therefore be deleted.</p> <p>Detailed design is already a function of a separate SPD, it is not clear why this issue needs to be addressed in this area specific SPD. Objective SDO6 therefore duplicates other policy elsewhere and therefore should be deleted. If the SPD will not deal with waste management which is the topic of another SPD, it is not clear why this objective is within the SPD. SDO8 should be deleted.</p> <p>SDO11 and 12 will simply duplicate already existing policy</p> | <p>As the SPD is providing guidance to policies in the Southwark Plan and Core Strategy it uses the same SA/SEA framework as these documents. This is in line with the SA/SEA regulations and helps us to understand the additional value being added by the SPD in achieving sustainable development.</p> <p>The SDOs are not part of the SPD and are not policy. The SDOs are used to understand the sorts of outcomes the SPD should help achieve. Where there is no need to provide extra guidance in the SPD to achieve these outcomes, then no extra guidance is provided.</p> <p>SDOs also enable the Council to monitor performance over time to see if changes occur and whether policies are being effective. If SDOs are not in place we will be unable to monitor how performance changes over time or the effect that new development has upon different parts of the borough. Whilst performance may be good or poor in certain areas at present it does not necessarily follow that it will be the case in the future.</p> <p>The SA/SEA process requires that SDOs are used to assess the likely significant impacts of the proposed plan upon sustainable development. This is to ensure that the policies are compatible with each other and that negative impacts, which cannot be mitigated, will not result.</p> <p>A less detailed appraisal has been undertaken on the SPD to avoid duplication of the assessment already undertaken on the Core Strategy.</p> |

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| | | <p>documents and policy areas. If areas and buildings are worthy of protection then they will be designated either Listed Buildings or Conservation Areas. There are specific and discreet policy documents which will deal with these areas and to introduce this information within this SPD will simply duplicate and make more complex, the planning regime in force in this part of Southwark. Policy SDO12 should be deleted.</p> <p>SDO14 deals with flooding and flood risk but as these are contained in a separate SPD, this objective should be deleted to prevent duplication and unnecessary complexity.</p> <p>The focus of SDO15 and of the SPD on design of new buildings is misplaced. Other than for broad indications of ranges of densities, tenures and housing mixes within the area, no further input in this SPD is required. All other detailed policies appear elsewhere in other planning documents and thus will be duplicated in this SPD.</p> | |
| | Question 4 | <p>Generally the indicators are extremely complex and it is doubtful that the LPA have the ability or resources to measure or analyse the data they intend to collect or to make meaningful planning policies from them. The whole framework is excessively complex and seems exclusively designed to generate a series of 'problems' which can be addressed through S106 contributions from applicants. For instance, the air pollution levels are what they are and are not caused by development that has not happened yet. The effect of this policy approach will be to make new development bear the burden of solving this pre-existing problem.</p> <p>Quality and design has no indicator associated with it. It cannot be measured so it should not form part of the assessment framework.</p> <p>The methodology and sustainability appraisal is flawed. Despite having a hugely complex framework of analysis and indicators and objectives, the assessment exercise is then hidden within a simple tick box exercise. It is not</p> | <p>The indicators reflect national indicators that the Council is obliged to assess and other key issues that are considered important to monitor the effectiveness of the policies and have been prepared in consultation with key stakeholders. The information is monitored annually and is published in the Council's Annual Monitoring Report, also a government requirement.</p> <p>The need to monitor air quality is a government requirement. If such issues are not monitored regularly then it will not be possible to assess whether policies are being effective or the scale of the difficulties. The Council also needs to be able to assess the impact that new development will have upon the borough so that it can plan accordingly for the future. It is important that development does not contribute to making existing problems worse. The SA/SEA process helps us understand how the SPD addresses this.</p> <p>The matrix of tick boxes given in the SPD scoping</p> |

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| | | <p>possible to understand the reasoning or the assumptions that went into any given finding and thus the appraisal is neither transparent nor open.</p> <p>Given the significant resources that will be spent in the consultation exercise, it seems pointless to then mask the most important part of the process where the Council decides the balance to be struck in any given case between objectives and policies. The appraisal methodology needs to be fundamentally reassessed. A more transparent process needs to be selected so a meaningful consultation can be carried out and a debate had with stakeholders as to the balance that should be struck in any given situation.</p> | <p>report was to provide an example of the system to be used when undertaking the SA itself. The Core Strategy SA provides a detailed commentary explaining the reasons for the scores given and will be relevant to the SPD as it is the Core Strategy policies which the SPD is providing guidance on.</p> <p>The methodology followed is that set out in the SA/SEA regulations and government guidance. The SA is being issued for consultation alongside the draft SPD also in accordance with the regulations.</p> |
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| Name | Report Section | Representation | Officer Comments |
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| Theophilus Toweh | | <p>I have identify the listed indicate below as my comment on the Draft Scope Report Consultation for your review and consideration as a sustainability appraisal framework potential indicator</p> <p>a) reduce vulnerability to local economy strength b) crowd control strategy in crime hub action areas</p> | <p>The indicators need to be very specific in order to ensure that suitable data can be collected. It is considered that economic indicators will provide a suitable image of the economic profile by collecting data by sector, number of jobs and number of new businesses.</p> <p>The level of crime is also being assessed under the crime indicators which will assess the number and type of incident.</p> |
| Helen Firminger Bankside Open Spaces Trust | Area covered | <p>The text states at 1.5.1</p> <p><i>The SPD will cover the entire Borough, Bankside and London Bridge Community Council area</i></p> <p>However maps and descriptions display only the northern part of this Community Council Area. We would prefer the SPD to cover the entire CC area as stated as more and more local events and politics are practised within these areas, which also reflect some distinct boundaries to local communities. If the SPD is not to cover this entire area and the residential communities within it, we would like it made clear why this is.</p> | <p>The SPD covers all of the Bankside, Borough and London Bridge Opportunity Area, the boundary of which has been established through the Core Strategy and London Plan. It does not cover all of the Borough and Bankside Community Council area as parts are already covered by detailed planning guidance including the Enterprise Quarter SPD and the Elephant and Castle Development Framework SPG. In preparing the SPD we have examined the issues that affect much of the community council area so that development in the opportunity area has wider benefits.</p> |
| | Page 11 | On page 11 the area is divided into Character Areas. As it | These boundaries were based on features such as |

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| | | <p>is quite possible these divisions will endure and be taken up more widely, we would like some more information and opportunity for debate about why these divisions have been created and what is the perceived character of each area.</p> | <p>main roads, railway lines, key land uses or large sites such as Guy's Hospital. For each we have prepared a character area appraisal which sets out the detailed character of each area, and where there are smaller sub areas within each with different character. The intention is not to define place names, but rather have a means of identifying how character varies across the large boundary of the opportunity area. The draft character area appraisals will be consulted on beside the SPD so there will be opportunity for debate and review.</p> |
| | <p>Community consultation and early scoping</p> | <p>We approve of this whole heartedly, however, there appears to be confusion between the table on page 11 and the table on page 2 . The implications on your website and the table on page 11 within the document indicate a scoping report on the whole SPD. However the bulk of the document in question, its title, and the title on your letter indicate that this is a scoping report for the Sustainability appraisal alone. We are concerned that this is the only scoping document, however as it appears to pertain to the Sustainability appraisal, there will be little comment received. Please could you clarify the early consultation process.</p> | <p>The sustainability appraisal process is intended to dovetail with stages in preparing the SPD. The scoping report provides a foundation for preparing the SPD in a way that leads to sustainable development. It sets out the baseline evidence and key issues that will need to be addressed by the SPD and the tests that will be used to determine how well the SPD achieves this. There has been ongoing consultation feeding into the preparation of the SPD, this includes consultation on previous planning documents for the area in 2002, consultation on the Southwark Plan and Core Strategy, walkabouts through Bankside and meetings with local groups and the community council. This consultation has helped identify issues needing to be addressed and ideas for addressing them and has also helped inform other work in the area such as the Borough and Bankside Streetscape Strategy. Details of consultation carried out are set out in the consultation report available alongside the SPD.</p> |

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| | Proposed indicators | <p>SDO5 'Will it promote active community engagement?' we believe a key indicator of this is neighbours talking to each other.</p> <p>SDO6 'will it mitigate against the urban heat island effect?' This is a key area locally with streets becoming increasingly hot in summer due to the 'canyon effect' of many buildings. can we add 'providing shade, and reducing glare to streets' to clarify this?</p> <p>SDO10 Soil quality is a complex issue and not simply to be reduced to whether developments are on previously developed land or not. We have carried out soil tests on a number of green sites within Borough and Bankside and found soil contaminants making them unfit for food growing on a number, but not all. Some of those not contaminated are those definitely placed on previously developed land, eg Pattison house Grounds on Red Cross Way and the Community Garden at the Tate Modern. We discovered one site at which we were advised not to touch the soil with our bare hands. Perhaps what is needed regarding soil quality is a test of all green spaces managed by LB Housing or Parks within this area, and a definite strategy to manage the results.</p> <p>SD013 Open space - we would welcome an increase in this, and certainly an increase in the quality of existing spaces, building on the excellent partnership we and the Council have built together. Resident satisfaction is an indicator of this, rather than a Sustainability objective. Quality increase should include an understanding of the importance of green places for wildlife, food growing, play, sports and exercise, dogs, peace, and community cohesion. There are no SINC's in the area so no net loss is rather a self-fulfilling indicator.</p> | <p>Such an indicator would be very difficult to monitor. We have included community satisfaction with the area, which is already monitored by the Council.</p> <p>These issues are addressed in the Core Strategy, Sustainable Design and Construction SPD and Sustainability Assessment SPD. The SPD identifies opportunities for improving green links between open spaces and for greening of streets.</p> <p>Previously developed sites will need to address any contamination before development will be allowed to proceed. We will also monitor the number of contaminated sites that have been remediated. An Open Space Strategy is also being prepared , which will look at management options for parks and green spaces and will be subject to public consultation.</p> <p>The SDOs were developed for the borough as a whole so some may not be applicable to the SPD area at the moment but the situation could change over time and are therefore needed for monitoring purposes.</p> |
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| Name | Report Section | Representation | Officer Comments |
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| Aaron Peate Indigo planning on behalf of Threadneedle Property Investments Ltd | Chapter 1 introduction | <p>We welcome the coordinated approach to the future development in the BBLB area and agree that the SPD is a key planning mechanism for setting the spatial vision and strategic objectives. The BBLB area is correctly identified as ‘undergoing considerable change’ and it is important that an adopted SPD manages this change effectively whilst recognising specific opportunities for redevelopment, such as Beckett House. In particular, we agree that the SPD should outline a strategy for the siting of tall buildings.</p> | Noted. |
| | Chapter 3 Links to other policies, plans and programmes | <p>The scoping report is unclear in how the SPD will fit with the existing and forthcoming policy framework. Paragraph 1.4.2 states that the SPD will provide additional detail on policies contained in the Core Strategy and the Unitary Development Plan (UDP). However when the Core Strategy is adopted in place of the UDP it will only provide policies of a strategic nature which may not provide the necessary detail to determine future planning applications.</p> <p>The scoping report must be clearer on whether the SPD will introduce new policies, or if not which LDF documents, and associated policies, it will provide guidance on. This is an important issue for both setting a robust policy framework and determining future planning applications.</p> | The SPD does not provide new policy but expands upon the policy in development plan documents. This will be the Core Strategy, saved policies in the Southwark Plan and the London Plan. The new policy framework is set out in the SPD and the SA and should now be clear. Further guidance is provided in other supporting SPDs on specific policy topics. |
| | Chapter 5 Sustainability issues and objectives | <p>We recognise the presence of large wealth disparities in the BBLB area and agree that new developments represent a vital opportunity to overcome local deprivation through economic investment and job opportunities. It is important that the Sustainability Appraisal includes the objective to tackle poverty and encourage wealth creation (SDO1).</p> <p>As an area of considerable change London Bridge represents an opportunity to develop a quality built environment and public realm. We welcome the recognition in SDO11 that guidance on high quality design will be provided in the SPD and that this will aim to protect and enhance natural and historic landscape features.</p> | Noted. |

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| | | <p>We welcome SDO15 which aims to provide everyone with the opportunity to live in a decent home. Along with the recognition for more homes in this area, we agree with the emphasis on design.</p> <p>In order to meet a number of sustainability criteria it is necessary to locate development in areas of high public transport accessibility. Beckett House benefits from being excellently located in the heart of London Bridge adjacent to a major transport interchange, as importantly recognised in SDO16.</p> | |
| | Summary | The forthcoming SPD for the BBLB area is a key document to guide and manage change in this recognised Opportunity Area. The redevelopment of Beckett House should be a major element in the future vision for London Bridge. We therefore support the commitment to provide clearer and more specific guidance on the BBLB SPD. | Noted. |
| David Philliskirk Guy's and St Thomas' NHS Foundation Trust | Question 1 | The list of plans programmes and strategies appears comprehensive, care should however be taken to ensure that where these are taken cumulative, that the impact does not place unrealistic requirements upon applicants and developers, and instead embraces the concept of regeneration, employment, and growth. | The full list of documents is provided for reference purposes as required by the regulations |
| | Question 2 | The quoted baseline data appears comprehensive. | Noted. |
| | Question 3 | In the table of sustainability issues and objectives which starts on page 26, you appear to have mixed up SDO3 and SDO4. Throughout the document SDO3 is referred to as Improving the Health of the Population and SDO4 is referred to as reducing the incidence of crime and fear of crime. (These are the opposite way round in the table). Overall the list is comprehensive. | Noted and corrected. |
| | Question 4 | The indicators appear to be adequate. | Noted. |

| Name | Report Section | Representation | Officer Comments |
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| <p>Jane Gleeson Firstplan on behalf of Cannon Footbridge Trust</p> | <p>Question 1</p> | <p>The Southwark Walking Plan (2006) should be taken into account when preparing the SPD. This document promotes walking to be the first choice of travel.</p> <p>On page 14 of the Southwark Walking Plan, it is recognised that the SPD for Borough and Bankside will investigate the potential impacts and benefits of a footbridge on the Cannon Street Rail Bridge. This should be taken into account and investigated when preparing the SPD.</p> | <p>Noted and included</p> <p>We have considered a whole range of measures to improve the walking environment and links across the area and the importance of maximising the benefits of existing links across the River.</p> |
| | <p>Question 2</p> | <p>With regard to baseline information, Space Syntax completed a study on the need for and impact of the Cannon Footbridge in 2002 and published an update on pedestrian impact analysis in 2008. These were submitted to support the previous planning applications. We would be happy to provide you with a copy of these studies if it would prove useful.</p> <p>The studies show that:</p> <ul style="list-style-type: none"> • There is a clear demand from those working in the area to move between the Bank/Mansion House area and London Bridge Station • The new bridge will facilitate informal use of riverside walks by shortening the distance between crossings and encouraging movement between the north and south banks • The numbers of pedestrians using the Thames Path in the area around the proposed bridge have increased overall by approximately 6% since 2002. Combined, therefore there are now 5.6 million persons per annum passing the point of the proposed bridge, which emphasises the extent of the need and the potential for cross river movement at this point. • The opening of the new footbridge is unlikely to have a negative on the surrounding bridges. The comparison of movement data across Blackfriars and Southwark Bridges before and after with the opening of the Millennium Bridge show an overall increase in | <p>The Council has copies of the studies, which have been considered in the development of the SPD. The footbridge is not a priority for movement at the moment with more focus being placed on utilising existing bridges more effectively in the future. The SPD promotes a network of smaller, intertwining pedestrian scale movements linking E&C to the river and moving through the heart of the borough area around Great Guildford and Great Suffolk Sts.</p> |

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| | | <p>pedestrian movement levels across the Thames.</p> <ul style="list-style-type: none"> As a sheltered crossing, the bridge is likely to generate a higher level of use than an unprotected crossing as movement levels across the Thames generally increase in dry and warmer weather. | |
| | Question 3 | Sustainable Development Objective 16, Sustainable Transport should also include the issue of providing additional infrastructure for walking. To this end, Cannon Footbridge will provide an additional and beneficial pedestrian route across the Thames and should be identified in the Borough, Bankside and London Bridge SPD. | All modes of personal transport are addressed under SDO16 and will be monitored as part of the Annual Monitoring Report. The SPD has considered ways of improving walking infrastructure not just across the River but throughout the whole opportunity area. |
| Mike Woolner Firstplan on behalf of Dorrington Plc | Question 1 | We consider that the plans, programmes and strategies listed in Appendix 2 are appropriate. | Noted. |
| | Question 2 | <p>With regard to Appendix 3, the indicators and baseline information for SDO1: 'To tackle poverty and encourage wealth creation' should consider the role of the area in its wider strategic context and not just the employment figures for residents living within the SPD area.</p> <p>The SPD area lies within the Central Activities Zone (CAZ) and is easily accessible by public transport. The London Plan Policy 5G.2 recognises the CAZ as the heart of London's world city offer, providing a global business location, and this should be reflected in the SPD. In particular, high density office accommodation, which meets wider employment needs should be encouraged in the SPD.</p> | The SDO relates both to the borough wide and local context as the same SDOs are used for the review of the Core Strategy and SPDs. In preparing the SPD we have considered the important function of the opportunity areas in London's economy and the role of future development in providing high quality office space to meet the needs of central London. The SPD also aims to balance this with providing local residents with a good quality of life and spreading the benefits of this central London location. The SPD has also examined the character of the area and what scale of development is appropriate in different parts. |
| | Question 3 | <p>The sustainability issue of maximising the efficient use of land should be included as an additional sustainable development objective. The more efficient use of land through higher density development is recognised as part of the general approach for delivering sustainable development in PPS1 and, given the central London location of the SPD area, it is important that this is a key consideration when drafting the SPD.</p> <p>An extension at the Clove building would meet this objective as well as other sustainability objectives which are set out in the scoping report.</p> | Maximising the efficient use of land requires balancing development yields with achieving a good quality environment and avoiding negative impacts on neighbouring properties. In preparing the SPD we have profiled the character of the opportunity area, along with other sensitivities such as views and historic areas, and have identified the appropriate scale of development that provides the right balance between meeting strategic housing and employment targets and achieving a high quality area that is sensitive to its heritage and distinct character. |

| Name | Report Section | Representation | Officer Comments |
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| Jane Gleeson Firstplan on behalf of Rosemount LLP | Question 1 | We consider that the plans, programmes and strategies listed in Appendix 2 are appropriate. | Noted. |
| | Question 2 | <p>With regard to Appendix 3, the indicators and baseline information for SDO1: 'To tackle poverty and encourage wealth creation' should consider the role of the area in its wider strategic context and not just the employment figures for residents living within the SPD area.</p> <p>The SPD area lies within the Central Activities Zone (CAZ) and is easily accessible by public transport. The London Plan Policy 5G.2 recognises the CAZ as the heart of London's world city offer, providing a global business location, and this should be reflected in the SPD.</p> <p>In particular, high density office accommodation, which meets wider employment needs, should be encouraged in the SPD.</p> <p>Appendix 3 confirms that the SPD will not deal directly with the issue of providing high quality homes (SDO 15 'To provide everyone with the opportunity to live in a decent home'). Whilst it is recognised that other policy documents will deal with this issue, the provision of additional homes in the area should be encouraged in the SPD.</p> | <p>The SDO relates both to the borough wide and local context as the same SDOs are used for the review of the Core Strategy and SPDs. In preparing the SPD we have considered the important function of the opportunity areas in London's economy and the role of future development in providing high quality office space to meet the needs of central London. The SPD also aims to balance this with providing local residents with a good quality of life and spreading the benefits of this central London location. The SPD has also examined the character of the area and what scale of development is appropriate in different parts</p> <p>Maximising the efficient use of land requires balancing development yields with achieving a good quality environment and avoiding negative impacts on neighbouring properties. In preparing the SPD we have profiled the character of the opportunity area, along with other sensitivities such as views and historic areas, and have identified the appropriate scale of development that provides the right balance between meeting strategic housing and employment targets and achieving a high quality area that is sensitive to its heritage and distinct character.</p> <p>The SPD has as one of its key objectives the delivery of high quality homes in the area and provides detailed guidance on this.</p> |
| | Question 3 | <p>The Sustainable Development Objectives should include the objective of encouraging mixed use development. Mixed use development is a sustainable form of development and has many benefits including: creating a safe and vibrant environment which is occupied throughout the day and night and reducing the need to travel.</p> <p>The sustainability issue of maximising the efficient use of land should also be included as an additional Sustainable</p> | <p>A key aim of the SPD is to achieve a vibrant mixed use area.</p> <p>Maximising the efficient use of land requires balancing development yields with achieving a good quality environment and avoiding negative impacts on neighbouring properties. In preparing the SPD we have profiled the character of the opportunity area, along with other sensitivities such as views and historic areas, and have identified the appropriate</p> |

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| | | <p>Development Objective. The more efficient use of land through higher density development is recognised as part of the general approach for delivering sustainable development in PPS1 and, given the central London location of the SPD area, it is important that this is a key consideration when drafting the SPD.</p> <p>The redevelopment of Thames House would meet both of these suggested objectives as well as other sustainability objectives which are set out in the scoping report.</p> | <p>scale of development that provides the right balance between meeting strategic housing and employment targets and achieving a high quality area that is sensitive to its heritage and distinct character.</p> |
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The full set of representations on the Bankside, Borough and London Bridge SPD/OAPF is available to view on the website at: www.southwark.gov.uk/bblb

APPENDIX 3

RELEVANT PLANS, STRATEGIES AND PROGRAMMES

| POLICY OR PLAN |
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| International |
| Kyoto Protocol to the United Nations framework convention on climate change (1997) |
| Johannesburg Declaration on Sustainable Development (2002) |
| European |
| EU Sixth Action Plan (SD Strategy) (2002) |
| Council Directive 79/409/EEC on conservation of wild birds |
| Council Directive 92/43/EEC on conservation of natural habitats and of wild fauna and flora |
| EU Water Framework Directive (2000/60/EC) |
| EU Directive 2002/91/EC on the energy performance of buildings |
| Air Quality Framework Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC) |
| European Spatial Development Strategy (1999) |
| European Landscape Convention (ratified by the UK government in 2006) |
| European transport policy for 2010: time to decide (EC, 2001) |
| European Directive 2003/30/EC on the promotion of the use of biofuels or other renewable fuels for transport |
| Waste Framework Directive 75/442/EEC Landfill Directive (99/31/WC) |
| The Water Framework Directive (2000) Put into UK law (transposed) in 2003. |

| POLICY OR PLAN |
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| National |
| PPS 1: Delivering Sustainable Development (2005) |
| Planning and Climate Change: Supplement to PPS1(2007) |
| PPS 3: Housing (2006) |
| Draft PPS4: Planning for Sustainable Economic Development (2008) |
| PPS4: Planning for Sustainable Economic Development (2009) |
| PPS 6: Planning for Town Centres (2005) |
| PPS 9: Biodiversity and Geological Conservation (2005) |
| PPS 10: Planning for Waste Management (2005) |
| PPS 12: Local Spatial Planning (2008) |
| PPG 13: Transport (2001) |
| PPG 15: Planning and the Historic Environment (1994) |
| PPG 16: Archaeology and Planning (1990) |
| PPG 17: Planning for Open Space, Sport and Recreation (2002) |
| PPS 22: Renewable Energy (2004) |
| PPS 23: Planning and Pollution Control (2004) |
| PPG 24: Planning and Noise (1994) |
| PPS 25: Development and Flood Risk (2006) |
| Biodiversity – The UK Action Plan (1994) |
| Biodiversity by Design |
| Biodiversity and the Built Environment. A report by the UK-GBC Task Group |
| Department for Transport 10 Year Transport Plan (2000) |
| By Design – Urban design in the planning system: towards better practice. DETR / CABE (2000) |

| POLICY OR PLAN |
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| Urban White Paper 2001 |
| England Biodiversity (2002) |
| Communities Plan – Sustainable Communities: Building for the Future (2003) |
| Guidance on Tall Buildings CABI and English Heritage (2003) |
| Securing the Future – UK Sustainable Development Strategy (2005) |
| The UK Climate Change Programme (2006) |
| UK Climate Change Regulations (2009) |
| Air Quality Strategy (2007) |
| Waste Strategy (2007) |
| Future Water: The Government's Water Strategy for England (2008) |
| Sustainable Construction Strategy (2007) |
| Energy White Paper (2007) |
| UK Sustainable Procurement Action Plan (2007) |
| English Heritage Conservation Principles: for the sustainable management of the historic environment (2008) |
| Department of Health: Next Step Review: High Quality Care for All (2008) |
| Health inequalities: progress and next steps (2008) |
| Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008) |
| Model Procedures for the Management of Contaminated Land- Environment Agency (2004) |
| Environment Agency: Adapting to Climate Change Strategy |
| Environment Agency Strategies, Plans and Reports |

| POLICY OR PLAN |
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| London |
| The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2004 (2008) |
| Draft Replacement London Plan 2009 |
| A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003) |
| Sustainable Communities Plan for London: Building for the Future (2003) |
| Sustaining Success: The Mayor's Economic Development Strategy (2004) |
| London: Cultural Capital – Realising the potential of a world-class city. The Mayor's Culture Strategy (2004) |
| Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002) |
| Sounder City: The Mayors Ambient Noise Strategy (2004) |
| Cleaning London's Air, The Mayor's Air Quality Strategy (2002) |
| Green Light to Clean Power. The Mayor's Energy Strategy (2004) |
| Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003) |
| Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004) |
| Industrial Capacity Mayor's Supplementary Planning Guidance (2003) |
| Providing for Children and Young People's Play and Informal Recreation. Mayor's Supplementary Planning Guidance (2008) |
| Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007) |
| London View Management Framework. Mayor's Supplementary Planning Guidance (2007) |
| Land for Transport Functions. Mayor's Supplementary Planning Guidance (2007) |
| London Plan Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006) |
| Housing Mayor's Supplementary Planning Guidance (2005) |
| London Remade Demolition Protocol Report (2005) |
| English Heritage's Heritage at Risk- London 2008 |
| Thames Region Catchment Flood Management Plan |
| Thames River Basin Management Plan |

| POLICY OR PLAN |
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| Regional Flood Risk Appraisal |
| Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007) |
| Draft Water Resource Management Plan (Thames Water Utilities) 2008 |
| Our Plans for Water (Thames Water Utilities) 2008 |
| Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008 |
| Thames Corridor Catchment Abstraction Management Strategy (CAMS) |
| Adapting to Climate Change: A checklist for development (2005) |
| Living Well in London: The Mayor's draft Health Inequalities Strategy (2008) |
| NHS London: Strategic Plan (2008) |
| Healthcare for London: A Framework for Action (2007) |
| State of the Environment Report for London |
| Thames Path National Trail – Management Strategy 2006-11 |
| Improving Londoner's Access to Nature |
| The London Rivers Action Plan |

| POLICY OR PLAN |
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| Local |
| London Borough of Southwark: Community Strategy 2006-16 |
| Southwark's Unitary Development Plan (2007) |
| Southwark Local Implementation Plan (LIP) |
| Southwark Waste Management Strategy: 2003 – 2021 |
| London Borough of Southwark: Enterprise Strategy: 2005 – 2016 |
| London Borough of Southwark: Employment Strategy: 2005 – 2016 |
| London Borough of Southwark Contaminated Land Strategy (2001) |
| London Borough of Southwark Biodiversity Action Plan |
| London Borough of Southwark Air Quality Management and Improvement Plan |
| Southwark Housing Strategy 2005- 2010 |
| London Borough of Southwark Crime and Drugs Strategy 2005 - 2008 |
| Southwark Climate Change and Sustainability Strategy (Emerging) |
| Southwark Open Spaces Strategy, 2003 |
| Southwark Tourism Strategy 2005-2010 |
| London Borough of Southwark, Children and Young People's Plan 2006/7- 2008/9 |
| London Borough of Southwark School Organisation Plan and Education Development Plan |
| Southwark Alliance, Neighbourhood Renewal Strategy 2002 – 2004 |
| Southwark Conservation Area Appraisals |
| Southwark Archaeology Priority Zones |
| Southwark State of the Environment Fact Sheet |
| Metropolitan Police Estate – Asset Management Plan, Southwark, 2007 |
| Southwark Walking Plan, 2006 |

| POLICY OR PLAN |
|---|
| Southwark PCT Commissioning Strategy Plan 2009-2012 (2007) |
| Southwark PCT Asset Management Strategy (2007) |
| South Bank Partnership Manifesto, "Under pressure and on the edge: London's South Bank – a Manifesto for Action" (2006) |
| Lambeth Council Sustainable Community Strategy (2008-2020) |
| Lewisham Council Sustainable Community Strategy (2008-2020) |

Further details can be found in the Background Papers that support the Bankside, Borough and London Bridge SPD/OAPF, which are available to view on the website at: www.southwark.gov.uk/bblbspd

APPENDIX 4

Comparison of Sustainability Objectives

Sustainability Objectives

- SDO 1 To tackle poverty and encourage wealth creation
- SDO 2 To improve the education and skill of the population
- SDO 3 To improve the health of the population
- SDO 4 To reduce the incidence of crime and the fear of crime
- SDO 5 To promote social inclusion, equality, diversity and community cohesion
- SDO 6 To reduce contributions to climate change
- SDO 7 To improve the air quality in Southwark
- SDO 8 To avoid waste and maximise, reuse or recycle waste arising as a resource
- SDO 9 To encourage sustainable use of water resources
- SDO 10 To maintain and enhance the quality of land and soils
- SDO 11 To protect and enhance quality of landscape and townscape
- SDO 12 To conserve and enhance the historic environment and cultural assets
- SDO 13 To protect and enhance open spaces, green corridors and biodiversity
- SDO 14 To reduce vulnerability to flooding
- SDO 15 To provide everyone with the opportunity to live in a decent home
- SDO 16 To promote sustainable transport and minimise the need to travel by car
- SDO 17 To provide the necessary infrastructure to support existing and future development

Bankside, Borough and London Bridge SPD/OAPF Objectives

Land use

- LU1 Establish a high quality and vibrant mix of business space, retail, homes, cultural and visitor facilities, community provisions and other public uses that meet the needs of residents, visitors and workers
- LU2 Protect the character and amenity of residential areas

Economy and people

- EP1 Support the economic and business function of the CAZ.
- EP2 Bring improvements to the quality of life of local people, including linking people to job opportunities
- EP3 Ensure a mix of business space to meet a range of business needs, including local businesses

Built Form

- BF1 Create a high quality urban area with attractive and distinctive places.
- BF2 Protect and enhance the historic character of the area whilst encouraging the best new development.
- BF3 Ensure developments are well designed with high quality architecture and urban design.
- BF4 Ensure development is sustainable and helps tackle climate change, flood risk and improve access to nature.

Public Realm

- PR1 Ensure a high quality, safe and attractive public realm that helps create distinctive places.
- PR2 Provide routes and spaces that are safe, easy to use and navigate and attractive
- PR3 Help to deal with crowds and large volumes of people moving through the area
- PR4 Green the area and provide a network of good quality green spaces

Transport

- T1 Reduce barriers to movement and create a well-connected and legible area that encourages walking and cycling.
- T2 Limit car parking, deter car use and help reduce traffic.
- T3 Improve public transport and links to and between public transport services.

Commentary of results

The majority of the objectives for the SPD/OAPF are shown to be compatible with the Sustainability Objectives. Some uncertainty is recorded; where it is considered that the impact will be dependent upon implementation. For example the construction of new development could have an adverse impact upon climate change as a result of the energy used in construction and operation. Proposals will be assessed at the planning application level to ensure that impacts are minimised and best practice followed. Schemes will also have to show how the Core Strategy and other Supplementary Planning Documents have been addressed e.g. the Sustainable Design and Construction and Sustainability Assessment SPDs.

None of the objectives is considered to be incompatible and, therefore, the overall compatibility of the SPDs objectives is considered to be positive.

APPENDIX 5 Evidence Documents

Shopping

Southwark Retail Study 2009
Shopping Centre Feasibility Assessment 2009
Shopping Centre Viability Assessment 2009

Transport and Public Realm

Bankside Urban Forest Report, Witherford Watson Mann Architects
20 Blackfriars Rd: Report on Pedestrian Activity & Spatial Analysis - Progress Report, Space Syntax, Nov-03
Borough High Street - Demonstration Community Street Audit, Living Streets - Southwark Branch, Jun-05
Completing the Tate Modern: Baseline Survey of Pedestrian Movement & Public Realm Character - Draft 1, Space Syntax, Mar-06
Bankside and Borough Walkabouts: Report of Findings, Southwark Council, Dec-06
London Bridge Business Improvement District: Street Enhancement Plan, LBBID, Mar-07
Strategic Flood Risk Assessment 2008
Open Spaces Strategy 2009
Open Spaces Audit 2003

Places

London Development Database data
Building an Opportunity Area: London Bridge Investment Framework, Southwark Council
Borough Road: Borough Strategic Development, Space Syntax, Aug-04
Blackfriars Rd Masterplan Review Report, Project Centre Ltd, Feb-07
Borough & Bankside Community Report - Community Project Banks, BB Community Council, Sep-08
Sustainability Scoping Report 2009

Tall buildings and Views

Bankside, Borough and London Bridge Tall Building Study
London View Management Framework SPG

Conservation/Character Area Appraisals

Borough High Street Conservation Area Appraisal, Southwark Council, Jun-06
Bermondsey Street Conservation Area Profile, Southwark Council
Borough Market, Clink St & Southwark Cathedral Character Area Appraisal, Southwark Council, 2007
Borough High St Character Area Appraisal, Southwark Council, 2007
North of Southwark St & West of Cannon St Railway Viaduct Character Area Appraisal, Southwark Council 2007
South of Southwark St & North of Union Street Character Area Appraisal, Southwark Council, 2007
South of Union Street & North of Borough Road Character Area Appraisal, Southwark Council, 2007
Blackfriars Road Character Area Appraisal, Southwark Council, 2007
Bermondsey Character Area Appraisal, Southwark Council, 2009
Tooley Street Character Area Appraisal, Southwark Council, 2009
London Bridge and Guy's Hospital Character Area Appraisal, Southwark Council, 2009

Housing

Southwark Housing Requirements Study 2009
Strategic Housing Land Availability Assessment 2009
Affordable Housing Viability Study 2009
South East London Strategic Housing Market Assessment 2009

Employment, Social and Community
Southwark Employment Land Review 2009
School Site Selection survey

Consultation

Market Link Research 2009
Cafe Conversations 2009
Statement of Community Consultation

Further details are available on the website:
<http://www.southwark.gov.uk>

APPENDIX 6

Glossary

Air Quality Management Area (AQMA)

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

Archaeological Priority Zones

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

Biodiversity

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

Conservation Areas

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

Greenhouse gases

Those gases that contribute to climate change. In the UK, the most common greenhouse gas is carbon dioxide, which contributed around 77% of the UK's total emissions of greenhouse gases in 1990. Other greenhouse gases are methane (12% of total UK emissions), nitrous oxide (9%) and fluorinated gases (2.4%).

Local development framework (LDF)

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

London Plan

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

Proposals maps

Illustrate the geographical extent of planning policies and designations.

Regional Spatial Strategy (RSS)

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

Renewable Energy

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

Supplementary Planning Documents (SPD) or Guidance (SPG)

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

Sustainability Appraisal/ Strategic Environmental Assessment A

systematic and interactive process undertaken during the preparation of a plan or strategy, which identifies and reports on the extent to which the implementation of the plan or strategy would achieve environmental, economic and social objectives by which sustainable development can be defined, in order that the performance of the strategy and policies is improved.

Sustainable Development

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

Unitary Development Plans (UDPs)

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

Southwark Plan See “Unitary Development Plans”

APPENDIX 7

Abbreviations

| | |
|-------------|--|
| AAP | Area Action Plan |
| AQMA | Air Quality Management Area |
| CABE | Commission for Architecture and the Built Environment |
| DCLG | Department for Communities and Local Government |
| DETR | Department for Environment, Transport, and the Regions |
| DfT | Department for Transport |
| DPD | Development Plan Document |
| 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 |
| SA | Sustainability Appraisal |
| SINC | Sites of Importance for Nature Conservation |
| SCI | Statement of Community Involvement |
| SDO | Sustainable Development Objective |
| SEA | Strategic Environmental Assessment |
| SOA | Super Output Areas |
| SPD | Supplementary Planning Document |
| SPG | Supplementary Planning Guidance |
| UDP | Unitary Development Plan |