

# Sustainability assessments

Supplementary planning document

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# Contents

	page
<b>PART 1</b>	<b>6</b>
1. Introduction	6
2. Who is the SPD for?	7
3. What is the structure of the SPD?	7
4. Role and purpose of the Sustainability Assessment SPD	8
5. What is a sustainability assessment?	8
6. What are the benefits of carrying out a sustainability assessment	9
7. When are sustainability assessments required?	10
8. Relationship with other assessments and guidelines	10
9. How to carry out a sustainability assessment	11
10. Addressing the impacts of development	12
<b>PART 2: APPENDICES</b>	<b>14</b>
1. Sustainability assessment checklist	16
2. Notes to help applicants complete the checklist	16
3. Relevant policies for the issues to be addressed in the sustainability assessment checklist	18
4. List of abbreviations	18
5. Glossary	23
6. Contacts	24

# 1. What is this document?

## 1.1 Role and purpose of this document

This document is known as a supplementary planning document (SPD). It provides guidance on how to carry out a sustainability assessment of planning applications. The SPD sets out how new development will be assessed for sustainability. This will help to ensure that development within the borough is sustainable by balancing environmental, social and economic needs to ensure a good quality of life for the community, now and in the long term. In particular it provides

- A checklist which should be completed and submitted with planning applications
- Minimum standards which proposals will be expected to meet, as well as preferred standards
- Guidance on what evidence needs to be submitted along with the checklist

This SPD does not create new policy, but provides detailed guidance on how our current planning policies will be applied to different types of development. Our current policies are set out in the London Plan (consolidated with alterations) 2008, the Southwark Plan (2007) and our draft Core Strategy. The Core Strategy is currently being prepared and this document will be updated as the new core strategy replaces the Southwark Plan. Please make sure that you check our website to ensure you use our most up-to-date planning policies and guidance:

[www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy)

Appendix 3 explains all the planning policies that this SPD is providing guidance on.

The SPD will be a material consideration and will have significant weight in the determination of a planning application.

## 1.2 What is a sustainability assessment?

A sustainability assessment identifies the environmental, social and economic impacts of development. It helps decide if there is the right balance between good and negative impacts and ways that negative impacts of the development can be avoided, reduced or made up for (called "mitigation").

The sustainability assessment of a planning application is similar to the sustainability appraisals of planning documents that the council is required to carry out by law (see the glossary for more information).

## 2. How to carry out the sustainability assessment

### 2.1 When is a sustainability assessment required?

Sustainability assessments must be submitted with all planning applications for major development, including outline applications. This is required by Southwark Plan policy 3.3. A definition of major development is provided in the glossary.

Without a sustainability assessment, major applications will not be validated.

The London Plan (Policy 4A.3) also requires sustainability statements to be submitted with major planning applications. If your application needs to be referred to the Mayor (see glossary for more information) this SPD will help you meet the Mayor's requirements.

While it is not a requirement, we would also encourage sustainability assessments to be submitted with small residential and commercial schemes that are not major development. This will help us make a planning decision quickly as we will have all of the information that we need.

### 2.2 How this SPD will help you

Part 1 and 2 introduces the purpose of the SPD, explains what a sustainability assessment is, and how they should be carried out. This includes explaining how a sustainability assessment relates to other supporting documents and assessments that are often needed with planning applications.

Appendix 1 contains a sustainability assessment checklist which should be used to carry out the assessment. The checklist will need to be submitted with the planning application along with any other supporting information and documents that are required to back up your assessment.

Appendix 2 provides notes on how to approach the questions in the checklist and the supporting evidence that should be submitted with the planning application. This includes guidance on what different types of supporting documents need to cover.

An interactive version of the checklist is available on the council's website: <http://www.southwark.gov.uk>.

The planning policies which are relevant to the issues in the checklist are set out in appendix 3. Appendix 4 contains a list of abbreviations and Appendix 5 contains a glossary of technical terms used in the SPD.

## 2.3 The steps in undertaking a sustainability appraisal

### **Review checklist and the issues that apply to the development**

Sustainable development requires applicants to think about all aspects of the proposed development from the outset. The questions in the checklist need to be taken into account from early in the process of preparing the development proposal. You will also need to consider the particular social, environmental and economic issues that affect the local area (the notes in Appendix 2 will help you do this). This will ensure that the wider impacts of development are considered right from the start and that appropriate measures can be incorporated to deal with these.



### **Check with us which supporting assessments are needed**

The applicant should involve the council as early as possible in the planning application process. To minimise delays in the assessment of planning applications, the council offers a pre-application discussion service. A pre-application discussion can identify areas of concern so that the proposal can be amended if necessary before the application is finally submitted. The council requires applicants to submit details of the application prior to the discussion.



### **Finalise design of the scheme and carry out supporting assessments**

These will help you answer the questions in the checklist, so you need to make sure they have sufficient detail. The guidance in Appendix 2 will help you check they contain the details needed.



### **Complete the checklist**

Applicants should address all the questions set out in the checklist. The policy justification for the checklist questions and standards is set out in Appendix 3. You can expand on any of the answers in a covering report.

## 2.4 How to answer the checklist questions

The checklist questions are designed to be flexible, and there may be more than one way of addressing them. The length and detail of answers should relate to the scale and complexity of the application. You should indicate what documents provide the evidence to support your answer (see section 2.5 for more information). Guidance on answering the questions and the supporting evidence required are set out in Appendix 2.

If you need to provide evidence that is not set out in one of the supporting documents that you are required to prepare, you should include this in a covering report attached to the checklist.

Many of the questions have minimum and preferred standards attached to them.

## Minimum standards

Applicants should demonstrate that the proposal complies with all the minimum standards, where these are set out. The minimum standards are based on current requirements of the Southwark Plan and the London Plan, the Building Regulations and good industry practice.

Appendix 3 provides a full summary of all the relevant planning policies that justify these standards.

Failure to meet the minimum standard will not necessarily result in refusal of planning permission. Where proposals do not comply with the minimum standards however, a robust justification must be provided. You will need to show you have done as much as you can to meet the requirements. The council may seek to use planning conditions or negotiate planning obligations in order to mitigate the impact of the failure to meet the minimum. More guidance on planning obligations is set out in Southwark's S106 Planning Obligations SPD.

## Preferred standards

We encourage applicants to go beyond the minimum standards. Applicants should also use their answers to highlight situations where proposals exceed the minimum standards but do not quite reach the preferred standards.

Going beyond the minimum requirements will have direct benefits for developers, occupiers as well as the wider community. These include lower running costs associated with more energy efficient buildings, increased marketability (particularly given that information about energy and the Code for Sustainable Homes rating will be included in Home Information Packs (HIPs)), and wider benefits associated with social cohesion and a healthy economy.

## 2.5 How the checklist links to other assessments

Applicants are already required to provide us with various assessments as part of their planning application. These are required by planning policies or planning law and include:

- Environmental Impact Assessment
- Design and Access Statement
- Equalities Impact Assessment
- Flood Risk Assessment
- Energy Assessment
- Health Impact Assessment
- Transport Assessment
- Air Quality Assessment
- Noise Assessment

Further information on the requirements for supporting assessments can be found in Appendix 2.

Information should be extracted from these assessments to complete the relevant sections of the checklist (the notes in Appendix 2 will help you). The completion of the sustainability assessment should not involve carrying out additional assessments than already required. Instead, it will provide verification in the one document that all the issues have been considered appropriately.

### **Fact Box – Link to BREEAM and Code for Sustainable Homes Assessments**

Many of the environmental questions in the checklist can be answered by referring to BREEAM or Code for Sustainable Homes assessments. We already ask for these to be submitted with planning applications for major development.

#### **BREEAM**

BREEAM (Building Research Establishment Environmental Assessment Method) is a tool which can be used to assess the environmental performance of new and refurbished buildings, including schools, offices and industrial buildings. Bespoke assessments can be carried out for unusual or mixed use buildings. The assessment gives buildings a score of pass, good, very good, or excellent. The residential part of BREEAM (usually called Eco Homes) has been replaced by the Code for Sustainable Homes.

#### **Code for Sustainable Homes**

The Code for Sustainable Homes (CSH) is a national standard to guide the design and construction of sustainable homes. The Code gives a rating from 1 (\*) to 6 (\*\*\*\*\*). The higher the rating, the more sustainable the design of the home (Code level 4 (\*\*\*\*) is roughly the equivalent of a BREEAM excellent score). The assessment includes efficiency in energy, water, waste, materials, ecology and flooding. From May 1 2008 all new homes will require a mandatory rating against the Code for Sustainable Homes. Homes which have not been formally assessed by a licensed assessor will receive a certificate stating that the home has been “nil-rated”. Code for Sustainable Homes certificates or “nil-rated” certificates will be provided to house buyers in the Home Information Pack (HIP).

### Fact Box – Buildings for Life Assessment

The Building for Life Standard is a joint initiative between CABE, the Civic Trust and the House Builders Federation. It is made up of 20 criteria covering a range of topics including design quality, accessibility, community needs and environmental impact. Unlike BREEAM or Code for Sustainable Homes there are no numeric standards that need to be met to achieve the criteria. Rather it is up to the applicant to demonstrate that the scheme meets the principles of each criteria.

The 20 criteria are reflected in a number of the questions in the checklist, so completing this checklist will help you with a Buildings for Life Assessment. If you want a formal score you will need to apply to an accredited assessor.

Schemes achieving 14 criteria or more receive a plaque and the right to use the standard in the publicity for their scheme. Schemes achieving certification can also be entered into the Building for Life Awards.

Schemes involving the Housing Corporation or English Partnerships will need to demonstrate how they meet the Building for Life standard.

More information is available at [www.buildingforlife.org](http://www.buildingforlife.org)

## 2.6 How the checklist links to other planning documents

The standards and questions in the checklist are based on the detailed policies and guidance in other Southwark and London planning documents. These should be referred to for more information when completing your sustainability assessment:

- Area Action Plans and Supplementary Planning Documents relating to specific areas and sites. These will identify more specific targets and opportunities for maximising the environmental benefits of new development, such as district heating and power or water supply schemes.
- Sustainable Design and Construction Supplementary Planning Document: this document sets out the environmental standards and design principles for the new development in Southwark;
- London Plan Sustainable Design and Construction Supplementary Planning Guidance: This sets out the Mayor of London's standards for environmental impact of major development.
- 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.
- Affordable Housing Supplementary Planning Document: this document explains the council's approach to securing affordable housing.

- S106 Planning Obligations Supplementary Planning Document: this document sets out the common planning obligations the council will seek to help make developments more sustainable.

Please make sure that you check our website to ensure you use our most up-to-date planning policies and guidance: [www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy)

## **2.7 Weighing up the impacts of development**

It should also be noted that the sustainability assessment is one of a number of matters which the council needs to take into account in deciding planning applications. There may be circumstances where an application meets all the minimum criteria in the sustainability assessment SPD, but fails to satisfactorily address other Southwark Plan policies, such as design policies, which may lead to refusal of planning permission.

# APPENDIX 1

## Sustainability assessment checklist

Notes for completing the checklist

Each of the following needs to be completed

- Cover sheet which summarises the development
- Social checklist
- Economic checklist
- Environmental checklist.

Applicants should put a tick (check) in the minimum or preferred standards boxes where these standards are met in the proposal.

The comments boxes should be used to give a brief answer to the checklist questions. If you need more space you should include this in a covering report to the checklist.

Where the answer is dealt with in more detail in another document, such as an energy assessment or a design and access statement, applicants should provide a cross reference which draws attention to this in the comment box.

Appendix 2 of this SPD provides notes on how to address the questions and the supporting evidence which should be provided to demonstrate that the minimum standards have been met. In the on-line version of the document, these comments appear when the cursor "hovers" over the comment box. The  symbol indicates sources of further information and guidance.

### Sustainability assessment checklist cover sheet

Site address			
Description of development			
Type of application	Full	Outline	
Use class(es) proposed			
Units/ floorspace (m2) proposed by use class			
Code for Sustainable Homes design stage assessment completed		Code for Sustainable homes level to be achieved	
BREEAM pre-assessment completed		BREEAM rating to be achieved	
Name of assessor			License number of assessor
The following assessments have also been completed.			
	Environmental Impact Assessment		
	Design and Access Statements		
	Flood Risk Assessment		
	Health Impact Assessment		
	Equalities Impact Assessment		
	Energy Assessment		
	Tree Report		
	Ecology/Biodiversity Report		
	Transport Assessment		
	Green Travel Plan		
	Site Waste Management Plan		
	Construction Management Plan		
	Green Travel Plan		
	Green Procurement Plan		
	Buildings for Life Assessment		
	Air Quality Assessment		
	Noise Assessment		
	Other (please specify)		

## Sustainability assessment checklist: social sustainability

Sustainability issues	Minimum standard	Preferred standard	Comment
<b>Housing tenure</b>			
Is there a tenure mix that reflects the needs of the local community?	The application meets the minimum requirements set out in Southwark Plan policy 4.4 and Affordable Housing SPD.	<input type="checkbox"/>	
Will the proposal promote the creation of mixed communities?			
<b>Dwelling mix</b>			
Is there an accommodation mix that reflects the needs and aspirations of the local community?	The application meets the minimum requirements set out in Southwark Plan policy 4.3.	<input type="checkbox"/>	
Will the proposal provide wheelchair housing?		The proposal provides a dwelling mix which fully reflects housing needs in Southwark, including a significant proportion of family sized housing. All dwellings meet wheelchair accessibility standards.	
<b>Lifetime homes</b>			
Will the proposed homes meet Lifetime Homes Standards?	All dwellings meet lifetime homes standards.	<input type="checkbox"/>	
<b>Amenity space</b>			
Will the proposed homes have a good standard of amenity space, including private amenity space?	All 3 bed houses have access to at least 50sqm of private amenity space; all 3 bed flats have access to at least 10sqm of private amenity space; all 1 and 2 bed flats have access to at least 50sqm of communal amenity space.	<input type="checkbox"/>	All 3 bed houses have access to at least 50sqm of private amenity space; all dwellings have access to at least 10sqm of private amenity space.
<b>Open space and play facilities</b>			
Will the proposed homes have good access to public open space and play space?	On-site play space is provided in accordance with the Residential Design Standards SPD.  If this is not feasible, the development makes a financial contribution in line with s106 SPD.  Open spaces have management and maintenance plans in place.	<input type="checkbox"/>	

Sustainability issues	Minimum standard	Preferred standard	Comment
<b>Safety and security</b>			
Will new development be safe and secure?	<input type="checkbox"/> The development meets Secured by Design principles.	<input type="checkbox"/> The development will obtain Secured by Design Certification.	
<b>Information and communications technology</b>			
Will proposed dwellings increase access to the internet and promote ICT?		<input type="checkbox"/> All proposed dwellings have fibre optic termination	
<b>Pre-application consultation</b>			
Has the local community been consulted at pre-application stage?		<input type="checkbox"/> Consultation has been carried out with the local community and other stakeholders at pre-application stage.	
<b>Parking for people with disabilities</b>			
Will the proposal provide adequate and convenient parking for people with disabilities?	<input type="checkbox"/>		
<b>Accessibility</b>			
Will people with disabilities, parents with pushchairs, the elderly and infirm find it easy to move around the development?			
<b>Transport impacts</b>			
How will the development avoid and mitigate any negative transport impacts?	<input type="checkbox"/> The proposal is located in an appropriate location for its size and trip-generating characteristics. Any harmful transport impacts are mitigated, including through preparing a green travel plan and site specific s106 planning obligations.		

Sustainability issues	Minimum standard	Preferred standard	Comment
<b>Minimising car use</b>			
How will the proposal discourage car use and encourage people to use sustainable modes of transport, such as walking and cycling and public transport?	<p>The proposal provides the minimum number of car parking spaces needed to ensure that the development can operate successfully, in accordance with the Sustainable Transport SPD.</p> <p>The proposal makes a contribution towards strategic transport improvements in line with the s106 Planning Obligations SPD.</p> <p>The proposal provides a green travel plan which promotes sustainable travel in accordance with the Sustainable Transport SPD.</p>		
<b>Cycling</b>			
How will the proposal make good provision for cyclists?	<p>There is provision of convenient, secure and weatherproof cycle parking to the minimum cycle parking standards set out in Southwark Plan Appendix 15 and the Sustainable Transport SPD. This includes providing showers and lockers.</p>	<p>The proposal provides a significantly greater amount of convenient, secure and weatherproof cycle parking spaces than the minimum.</p> <p>The proposal creates or contributes towards more direct, safe and secure cycling routes.</p>	
<b>Health and well-being</b>			
How will the proposal contribute to the health and well-being of the local community and overcome health inequalities?	<p>The proposal makes the minimum financial contribution towards health as set out in the S106 Planning Obligations SPD.</p>	<p>The proposal directly improves access to high quality health and social care for the local community.</p>	

Sustainability issues	Minimum standard	Preferred standard	Comment
<b>Community facilities</b>			
How will the proposal contribute towards meeting the local needs for community space?	<input type="checkbox"/> The proposal will not create a deficiency in access to community facilities. <input type="checkbox"/> The proposal makes the minimum financial contribution towards community facilities as set out in the S106 Planning Obligations SPD.	<input type="checkbox"/> The proposal directly improves access to high quality community facilities for a range of users.	
<b>High quality living and working environments</b>			
Will the proposed dwellings have good standards of daylight and sunlight?	<input type="checkbox"/> The application meets the daylight and sunlight requirements set out in the Residential Design SPD.	<input type="checkbox"/> The application meets the daylight and sunlight requirements set out in the Residential Design SPD.	
How will the development affect the sunlight/daylight of existing neighbouring occupiers?	<input type="checkbox"/> The application meets the BRE recommended standards for daylight and sunlight access.		
How has the impact from sources of noise been minimised through site layout and landscaping?	<input type="checkbox"/> The minimum standards in the Sustainable Design and Construction SPD are met.	<input type="checkbox"/> The preferred standards in the Sustainable Design and Construction SPD are met.	
Will all proposed buildings have good sound insulation?			
How will proposed commercial or non-residential development help promote the health and well-being of future occupiers?		<input type="checkbox"/> The development achieves at least 55% of the credits available in the health and well-being section of the appropriate BREEAM assessment	
Are internal layouts flexible and capable of adaptation and multiple uses during their lifetime?			
<b>Adapting to climate change</b>			
How will the indoor comfort of users be maintained in a changing climate?	<input type="checkbox"/> The minimum standards in the Sustainable Design and Construction SPD are met.	<input type="checkbox"/> The preferred standards in the Sustainable Design and Construction SPD are met.	

Sustainability issues	Minimum standard	Preferred standard	Comment
<b>Nuisance</b>			
How will the proposal minimise nuisance and inconvenience during the construction process?	The proposal meets the minimum construction management standards in the Sustainable Design and Construction SPD.	The developer signs up to the Considerate Contractors Scheme.	
<b>Urban design and architecture</b>			
Is the proposal of high quality architecture?	A Design and Access Statement is submitted which meets the minimum requirements set out in Design and Access Statements SPD	The design and access statement addresses shows that both the minimum requirements and best practice set out in the Design and Access Statements SPD has been met.	
How does the proposal relate to buildings and spaces around the development site?			
How does it contribute to the character and distinctiveness of the area?			
<b>The historic environment</b>			
How will the proposal preserve or enhance the historic environment?	The proposal will not harm the historic environment, and meets Southwark Plan policies 3.15 - 3.19.	The proposal will enhance the historic environment, including repair, renovate or refurbish a listed building currently at risk.	

## Sustainability assessment checklist: economic sustainability

Sustainability issues	Minimum standard	Preferred standard	Comment
<b>Employment</b>			
How will the proposal help reduce the skills gap and improve employment opportunities for Southwark residents?	<p>There is no loss in the number of jobs provided on the site (unless an exception is allowed by Southwark Plan policies).</p> <p>Contributions made towards employment, training and education as set out in the s106 Planning Obligations SPD.</p>	<p>The development increases the number and range of jobs available and exceeds the minimum contributions in the s106 Planning Obligations SPD, such as contributing to childcare facilities, providing a work placement or a mentoring agreement with local schools, and/or programmes to engage social housing tenants with employment and skills support.</p>	
<b>Enterprise</b>			
How will the proposal impact on local businesses?	<p>There is not a net loss of business floorspace or small business units (unless an exception is allowed by Southwark Plan policies).</p>	<p>The proposal improves the amount and range of good quality business floorspace, including affordable/flexible business space suitable for SMEs and start up businesses.</p>	
How will the proposal encourage the growth of small and medium sized enterprises (SMEs) and an entrepreneurial culture?		<p>The development provides additional benefits for businesses. This could include the provision of business advice and support to local businesses, relocation assistance for existing businesses, and a commitment to procure goods and services during the construction phase of development from companies and organisations based in Southwark, based on a percentage of the total value of the contract.</p> <p>The proposal supports the growth of the social enterprise.</p>	

Sustainability issues	Minimum standard	Preferred standard	Comment
If the development is for a town centre use and will generate a lot of trips, is it located in a town or local centre?	The proposal is located within a centre, or it meets the exceptions set out in PPS6 and the Southwark Plan policy 1.8.	The proposal is located within a centre.	
<b>Town centres and local services</b>			
How will the proposal support the vitality and viability of Southwark's town centres?	The proposal meets the criteria of Southwark Plan policies 1.7, 1.9 and 1.10.	The development improves the local community's access to a range of shopping and services.	
How will the proposal support access to local shopping and services?	The proposal will not involve the loss of any small business units (unless an exception is allowed by Southwark Plan policy 1.6).	A proportion of proposed retail units are provided for independent occupiers through a s106 planning obligation.	
How will the proposal promote a diversity of shops including independent shops?	The proposal would not harm the amenities of any neighbouring occupiers.	The development contributes to an improved shopping environment, such as through shop front improvements, access and/or safety improvements. , over and above what is required in the S106 Planning Obligations SPD.	
The proposal meets the minimum public realm contributions of the S106 Planning Obligations SPD.			
<b>Arts, culture and tourism</b>			
How will the proposal support regeneration and wealth creation through the arts, culture and tourism?	Development meets the requirements of Southwark Plan Policy 1.11.	In addition to the minimum standards, the development helps support local arts, culture and tourism activity, including the provision of accessible and affordable studio and exhibition space.	
How will the impacts of tourism be carefully managed?	Visitor generating schemes provide and implement a visitor management strategy.		

## Sustainability assessment checklist: environmental sustainability

Sustainability issues	Minimum standard	Preferred standard	Comment
<b>Using land efficiently</b>			
Will the proposal use land efficiently and in a way which is compatible with the local context?	<p>The proposal is on brownfield land.</p> <p>The density of the proposal is in line with the densities set out in Southwark Plan policies 3.11 and 4.1 and the proposal meets the criteria of policy 3.11.</p>		
<b>Open space and green infrastructure</b>			
How will the proposal contribute to Southwark's network of green spaces, particularly in those areas which are currently deficient?	<p>There is not net loss of publicly accessible open space. The proposal complies with Southwark Plan policies 3.25, 3.26 and 3.27 protecting open spaces.</p> <p>The proposal makes a s106 contribution towards open spaces in line with the s106 planning obligations SPD.</p>	<p>There is a net gain of public open space.</p> <p>The proposal directly improves access to a range of quality public open spaces and/or makes a direct contribution to improving green links and corridors.</p>	
<b>Biodiversity</b>			
How will the development contribute to nature conservation and biodiversity?	<p>The proposal meets the minimum biodiversity standards set out in the Sustainable Design and Construction SPD.</p>	<p>The proposal meets the preferred biodiversity standards set out in the Sustainable Design and Construction SPD.</p>	
<b>Land contamination</b>			
Will the proposal remediate any contaminated land on the application site?	<p>Any contaminated land on the site will be remediated to an acceptable level.</p>		
<b>Artificial lighting</b>			
Has artificial lighting been designed and selected to reduce light pollution and nuisance, including reflection into the night sky?	<p>External lighting meets the minimum standards set out in the Sustainable Design and Construction SPD.</p>		

<b>Sustainability issues</b>	<b>Minimum standard</b>	<b>Preferred standard</b>	<b>Comment</b>
How will the design of the proposed development minimise the use of energy?	The proposal meets the minimum energy efficiency standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred energy efficiency standards in the Sustainable Design and Construction SPD or an area based plan.	<input type="checkbox"/>
<b>Clean source of energy</b>			
Will the proposal be supplied by a clean and efficient source of energy?	The proposal meets the minimum energy supply standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred energy supply standards in the Sustainable Design and Construction SPD or an area based plan.	<input type="checkbox"/>
<b>Renewable energy</b>			
Will the proposal use on-site renewable technologies?	The proposal meets the minimum renewable energy standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred renewable energy standards in the Sustainable Design and Construction SPD or an area based plan.	<input type="checkbox"/>
<b>Reducing greenhouse gas emissions</b>			
How will the proposed development minimise the greenhouse gas emissions generated?	The proposal meets the minimum CO2 reduction target in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred CO2 reduction target in the Sustainable Design and Construction SPD or an area based plan.	<input type="checkbox"/>
<b>Water</b>			
How will the proposal minimise water consumption and reliance on mains water?	The proposal meets the minimum water use standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred water use target in the Sustainable Design and Construction SPD or an area based plan.	<input type="checkbox"/>
How will the proposal avoid and reduce water pollution?	The proposal meets the minimum water quality standards in the Sustainable Design and Construction SPD.		<input type="checkbox"/>
<b>Waste and resources</b>			
How will the proposal minimise the materials needed in construction and the amount of demolition, excavation and construction waste sent to landfill?	The proposal meets the minimum construction waste standards as set out in the Sustainable Design and Construction SPD.	The proposal meets the preferred construction waste standards as set out in the Sustainable Design and Construction SPD.	<input type="checkbox"/>

Sustainability issues	Minimum standard	Preferred standard	Comment
How will the development promote waste minimisation during its use?	The proposal meets the operational waste standards set out in the Sustainable Design and Construction SPD.	The proposal meets the preferred operational waste standards set out in the Sustainable Design and Construction SPD.	
<b>Air quality</b>			
How will the proposal impact on air quality?	The proposal meets the minimum air quality standards set out in the Sustainable Design and Construction SPD.	The proposal meets the minimum air quality standards set out in the Sustainable Design and Construction SPD.	
How will the proposal ensure a good level of indoor air quality?			
<b>Risk from flooding</b>			
How has the development minimised the risk to property and life from flooding?	The development passes the PPS25 Sequential and Exceptions tests and meets the minimum flood risk design standards set out in the Sustainable Design and Construction SPD.	The development meets the preferred flood risk standards as set out in the Sustainable Design and Construction SPD.	
How does the development help reduce the risk of flooding, including reducing surface water run-off from the site?	The development meets the minimum drainage and run-off standards set out in the Sustainable Design and Construction SPD or an area based plan.	The development meets the preferred drainage and run-off standards set out in the Sustainable Design and Construction SPD or an area based plan.	
<b>Materials</b>			
How will the proposal reduce the environmental impact of materials used and will the materials be obtained from a responsible source?	The development achieves the minimum materials standards set out in the Sustainable Design and Construction SPD.	The development achieves the preferred materials standards set out in the Sustainable Design and Construction SPD.	

## Appendix 2: Notes to help applicants complete the checklist

This appendix contains the notes which accompany the sustainability assessment checklist. These are embedded in the checklist in the on-line version.

### Social Sustainability Checklist

This checklist focuses on issues which relate to social sustainability, including housing, design, consultation, social cohesion, health, access to open space and transport.

In answering the questions in the social sustainability checklist, applicants should demonstrate that they are aware of the local context and the impact of their proposals on the local community. Consideration should be given to

- Relevant land designations in the Southwark Plan, such as conservation areas, strategic views, archaeological priority zones, the Thames Policy Area, public transport accessibility zones, sites of importance for nature conservation and open spaces.
- Relevant local policies in area action plans or supplementary planning documents.
- The impact of the proposal on meeting housing needs and creating mixed and balanced communities.
- Enabling the local community to engage in the planning process through consultation.
- The impact of the proposal on health and well-being and those issues which affect health, including access to open spaces and play facilities.
- Assessing the impact of the proposal on social and community infrastructure, such as schools, faith premises, childcare facilities, etc.
- The contribution which the proposal makes towards improving accessibility for all members of the community and reducing the need to travel by car.
- The design of the proposal and its relationship with surrounding development.

The information set out in the sections below will help you answer the checklist questions. Other assessments carried out as part of the sustainability assessment can also help identify locally important issues. These include the design and access statement, health impact assessment, transport assessment and equalities impact assessment.

### Fact Box: Equalities impact assessments (EqIA)

Equalities impact assessments (EqIAs) are a tool which can be used to assess the impact of policies, plans or projects on particular groups of the community. They are intended to examine the aims, implementation and effects of policies, practices and plans to ensure that

- No groups of the community are receiving or are likely to receive less favourable treatment or outcomes that are unfair or discriminatory (whether directly or indirectly)
- Regard is had to the need to promote equality among such groups.

Ultimately EqIAs can help improve quality of life by closing the gaps in educational achievement, employment, health, income etc which currently exist and by promoting social cohesion. EqIAs ensure that any policies, plans or projects have regard to the local authority's duty to promote equality and eliminate unlawful discrimination, direct or indirect and fulfil their duties to carry out race, disability and gender impact assessments as required under the Race Relations (Amendment) Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2006.

Developers should consider undertaking EqIAs for EIA scale developments. The council has a methodology for carrying out EqIAs although the important point is that they are proportionate to the scale of the proposal, minimise any known unintended and unjustifiable negative impacts, fill gaps in understanding about needs, find evidence to predict what will actually happen and maximise positive outcomes.

EqIAs should consider the following areas of potential inequality

- Race and ethnicity
- Gender
- Disability
- Age
- Faith/belief
- Sexual Orientation

They should also consider the experiences of Gypsies and Travellers and of refugees and asylum seekers.

However, the amount of emphasis given to each area will vary according to its relevance in relation to the policy or plan being assessed. Council officers will be able to advise on the scope of an EqIA. As in the case of an EIA or HIA, the sustainability assessment should cross refer to any EqIA which has been carried out to avoid duplication.

Further information on EqIAs is contained in Southwark's Equalities Scheme 2005-2008, the Mayor's Planning for Equality and Diversity in London SPG and the GLA's guidance on How to do Equality Impact Assessments.

### Fact Box: Design and Access Statements

A design and access statement

- Explains the evolutionary process of the development and the thinking behind the final design
- Shows how the design of the proposal has taken into account the nature of the surrounding area and how it helps to improve the environment
- Shows the applicant has considered how everyone, including disabled people, people with pushchairs and older people can use the building
- Should include a written statement and appropriate illustrations

A design and access statement is required for both outline and full planning applications, and applications for listed building and conservation area consent. Design and access statements are not required for applications involving

- A change of use that does not involve operational development
- Engineering or mining operations
- Alterations or extensions to a dwelling house not in a conservation area
- Advertisement consent
- Tree consent
- Hazardous waste applications

Further information on how to prepare design and access statements is set out in Southwark's Design and Access Statement SPD. The sustainability assessment should cross-refer to information provided in the Design and Access Statement where the latter is relevant.

### Housing tenure

Applicants should provide a schedule of accommodation with the application.



Affordable Housing SPD

s106 Planning Obligations SPD

Housing Strategy 2005-2010

Housing Needs Assessment 2006

### Dwelling mix

Applicants should provide a schedule of accommodation with the application.

The council regularly undertakes assessments of housing needs in the borough. The 2006 Housing Needs Assessment Update suggests that the following split would reflect housing needs: affordable homes - 83% of dwellings have 2 or more bedrooms and 67% have three or more bedrooms; private for sale homes - 62% of dwellings have two or more bedrooms and 13% have three or more bedrooms.



Residential Design Standards SPD  
Housing Strategy 2005-2010  
Housing Needs Assessment 2006

### **Lifetime homes**



Residential Design Standards SPD

### **Amenity space**

The provision of amenity space should be addressed in the Design and Access Statement.



Residential Design Standards SPD  
Design and Access Statements SPD

### **Open space and play facilities**

The approach to the provision of children's playspace should be addressed in a design and access statement. Where the minimum standard cannot be met on site, this should be justified in that statement. Where it is not met, the council will seek to negotiate a financial contribution in lieu of on-site provision.



Design and Access Statements SPD  
Residential Design Standards SPD  
s106 Planning Obligations SPD

### **Safety and security**

The Design and Access Statement should demonstrate how the design and layout has taken into account the principles of Secured by Design.

Applicants intending to seek Secured by Design certification should provide a letter from the regional crime prevention design advisor confirming that the development provisionally meets Secured by Design standard.

The council may add a condition to a planning permission by requiring that a certificate is submitted following completion of the development.



Design and Access Statements SPD  
Residential Design Standards SPD

### **Information and communications technology**

The multi utility services company (MUSCo) which is being developed at the Elephant and Castle will provide high speed broadband links to all new dwellings in the area.



Elephant and Castle Development Framework SPG

### **Pre-application consultation**

Details of consultation undertaken should be provided in a Statement of Community Involvement.



Statement of Community Involvement  
Design and Access Statements SPD

### **Parking for people with disabilities**

The approach to parking should be set out in a transport assessment to accompany the application.



Transport Planning for Sustainable Development SPD  
Residential Design Standards SPD  
The Accessible Transport Strategy for the Borough

### **Accessibility**

A design and access statement should be submitted with the application that shows how this has been considered at all stages in the preparation of the development proposal.



Design and Access Statements SPD  
Residential Design Standards SPD  
The Accessible Transport Strategy for the Borough

### **Transport impacts**

Confirmation that the standards are met should be provided in a Transport Assessment.

The issues to be addressed in a transport assessment are set out in the Sustainable Transport SPD. It is recommended that strategic proposals which are referable to the Mayor also make use of Transport for London's pre-application process.

The issues to be addressed in a green travel plan are set out in the Sustainable Transport SPD.



Sustainable Transport SPD  
s106 Planning Obligations SPD

The Accessible Transport Strategy for the Borough  
Transport Assessment Best Practice Guidance Document, TfL, May 2006  
Travel Plans - Guidance on Workplace and Residential Travel Planning, TfL, March 2008

### **Minimising car use**

Applicants should carry out a transport assessment which demonstrates that the minimum number of car parking spaces is proposed.

The issues to be addressed in a transport assessment are set out in the Sustainable Transport SPD. It is recommended that strategic proposals which are referable to the Mayor also make use of Transport for London's pre-application process.

The issues to be addressed in a green travel plan are set out in the Sustainable Transport SPD.



Sustainable Transport SPD  
s106 Planning Obligations SPD  
Transport Assessment Best Practice Guidance Document, TfL, May 2006  
Travel Plans - Guidance on Workplace and Residential Travel Planning, TfL, March 2008

### **Cycling**

The approach to cycle parking should be set out in a transport assessment to accompany the application. This assessment should also consider the contribution which the proposal makes towards creating direct, safe and secure cycling routes and its impact on the London Cycle Network (LCN).

The issues to be addressed in a transport assessment are set out in the Sustainable Transport SPD.



Residential Design Standards SPD  
Sustainable Transport SPD

### **Health and well-being**

Large schemes which require an Environmental Impact Assessment should also provide a Health Impact Assessment.

### Fact Box: Health impact assessments (HIA)

The purpose of an HIA is to identify the impacts of development on health and ensure that these are taken into account in preparing a proposal

There is no legally defined process on how to carry out a HIA. Therefore the council encourages an integrated approach to both EIA and HIA which examines both the environmental and health impacts. The need for a HIA should be assessed through the submission of an EIA screening opinion and both health and environmental matters may be assessed through a single statement.

As with EIA, the sustainability assessment should cross refer to any HIA where this has been carried out.



S106 Planning Obligations SPD

Further information on HIA is set out in the following documents:

- Health Impact Assessment: questions and guidance for impact assessment published by the Department of Health, June 2007.
- Watch Out for Health published by NHS London Healthy Urban Development Unit
- Health Issues in Planning, Best Practice Guidance, GLA, 2007

### Community facilities

Developers should describe the impact of their proposals on community facilities such as medical or health services, faith premises and childcare facilities.

Where an application would result in the loss of community facilities, developers will need to show either that the facility is surplus to requirements or that a similar or enhanced facility that meets the needs of the local community facility users is being provided. In the case of the former, developers will be expected to show that the site has been marketed rigorously over a reasonable period of time and at a reasonable price.



S106 Planning Obligations SPD

### High quality living and working environments

#### Daylight and Sunlight:

Southwark's Residential Design Standards sets out minimum daylighting standards for new development. Proposals will be expected to meet these standards.

The Code for Sustainable Homes Confirmation awards points on the basis of daylight factors and views of the sky for kitchens, living rooms, dining rooms and studies. To achieve the preferred standard, proposals will need to achieve all the credits available for daylight in a Code for Sustainable Homes assessment.

Confirmation that the preferred standard is met should be provided through a Code for Sustainable Homes Design Stage Assessment.

As regards impact on existing occupiers, developers will be expected to apply the 25 degree rule described in the BRE's good practice guidance on site layout planning. In cases where the 25 degree rule is not met or where for some other reason developments may have a significant impact on the sunlight and daylight of existing dwellings, a formal sunlight and daylight study should be submitted.



Code for Sustainable Homes  
Code for Sustainable Homes Technical Guide  
Residential Design Standards SPD  
Site layout planning for daylight and sunlight: a guide to good practice, BRE, 1991

**Noise:**

There are few sites in Southwark which have a noise exposure category (NEC) of A, and for this reason a noise assessment carried out in accordance with PPG 24 should be submitted with the application.

Information on how a development has been designed to minimise noise impact should be included as part of the design and access statement.



PPG24 Planning and Noise  
Guidelines for Community Noise, World Health Organisation, 1999  
BS8233:1999 - Sound insulation and noise reduction for buildings - Code of Practice  
Sustainable Design and Construction SPD

**Commercial and non-residential development:**

Confirmation that the development meets these standards should be provided through health and wellbeing section of an appropriate BREEAM assessment.



BRE Environmental Assessment Method (BREEAM)

**Flexibility and adaptability**

Buildings should be designed to be adaptable. This will extend a building's lifetime. The flexibility of the building should be addressed in the design and access statement.



Design and Access Statements SPD  
Mayor's Sustainable Design and Construction SPG, GLA, 2006

## Adapting to climate change

Changes in the climate due to the emission of greenhouse gas are likely to mean hotter drier summers and wetter milder winters with more intense rainfall. New development will need to be designed so that it remains comfortable for users over its lifetime and avoids making local climactic conditions worse. This should be addressed in the design and access statement.



Climate Change and the indoor environment: Impacts and Adaptation: TM36 CIBSE/RIBA/UKIP, 2005 and Sustainability Guide L: CIBSE, May 2007  
Design and Access Statements SPD  
Mayor's Sustainable Design and Construction SPG, GLA, 2006

## Nuisance

Proposals should take account of their impact during the construction phase. Planning conditions will be used to control impacts from the construction of new development. Further information on the minimum construction management standards and the Considerate Constructors scheme are set out in the Sustainable Design and Construction SPD.



Sustainable Design and Construction SPD  
Considerate Constructors <http://www.considerateconstructorsscheme.org.uk/>

## Urban design

The architectural quality of the proposal and its relation to surrounding development should be considered within a design and access statement.

Proposals for tall buildings should demonstrate compliance with policy 3.20 in the Southwark Plan and the London View Management Framework and have regard to guidance prepared by the Commission for the Built Environment (CABE) and English Heritage.



Design and Access Statements SPD  
Residential Design Standards SPD  
By Design, Urban design in the planning system: Towards better practice, CABE/DETR, 2000  
London View Management Framework SPG, GLA, 2007  
Guidance on Tall Buildings, CABE/English Heritage, 2007  
Seeing the History in the View: A method for assessing heritage significance within views, draft, English Heritage, 2008

## The historic environment

The term historic environment includes conservation areas, listed buildings and structures, world heritage sites and their settings, protected London squares, historic parks and gardens, scheduled monuments,

archaeological remains, trees protected by tree preservation orders, ancient hedgerows and trees which contribute to the character and appearance of conservation areas.

The impact of proposals on the historic environment should be assessed through the preparation of a design and access statement. The issues to be addressed are set out in Southwark Plan policies 3.15-3.19 and Planning Policy Guidance note 15. Many of Southwark's conservation areas have adopted character appraisals. Applicants should take account of any relevant conservation area character appraisals in preparing the design and access statement.

Impacts on archaeology and scheduled monuments should be considered within a desk-based assessment and archaeological evaluation, in accordance with Southwark Plan policy 3.19.



Design and Access Statements SPD

Planning Policy Guidance note 15, Planning and the Historic Environment, DoE, 1994

Conservation area character appraisals are available online on the council's website: <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/designconservationarchaeology/>

## Economic Sustainability Checklist

This checklist focuses on issues which relate to economic sustainability, including employment, enterprise, access to shopping and services and arts, culture and tourism.

In completing the checklist applicants should consider

- Relevant land designations in the Southwark Plan, such as preferred industrial locations, preferred office locations and the town centre boundaries.
- Relevant local policies in area action plans or supplementary planning documents.
- The impact of the proposal on jobs in Southwark and the extent to which the proposal helps reduce barriers to employment.
- The impact of the proposal on businesses and enterprise.
- The effect the proposal will have on the vitality and viability of Southwark's town centres.
- The contribution which the proposal makes towards promoting arts, cultural and tourism uses, particularly in Southwark's strategic cultural areas.

The information set out in the sections below will help you answer the checklist questions. Other assessments carried out as part of the sustainability assessment can also help identify locally important issues. These include the following

- Environmental Impact Assessment
- Health Impact Assessment
- Equalities Impact Assessment

- Transport Assessment
- Green Travel Plan

### **Employment and enterprise**

Southwark Plan strategic policies SP4 and SP5 promote improving access to jobs and increasing the number and range of employment opportunities in Southwark. This aim is reflected across the policies in Part 2, Section 1 of the Plan (Tackling poverty and encouraging wealth creation).

The council will expect all major developments to address the impact of development on employment and enterprise within the planning statement submitted in support of the application. The following issues should be addressed in the statement:

#### **Employment opportunities**

There are many different uses which provide employment and space for businesses. This includes office uses (B1a Use Class), retail uses (A Use Class), arts cultural and tourism uses etc. Applicants should consider the impact of the proposals not only on B class uses, but on all employment generating uses.

In addition to growth in jobs, consideration should also be given to the contribution which development proposals make towards reducing barriers to employment. Unemployment remains unacceptably high in Southwark. The reasons for this range from lack of skills, to lack of childcare facilities and ill health. Improving access to jobs is the focus of Southwark Plan policy 1.1.

#### **Enterprise**

Around 95% of businesses in Southwark are small and medium sized enterprises (SMEs). These are more likely to employ local people and so are of particular importance to Southwark's prosperity. Promoting the growth of SMEs and an entrepreneurial culture is a key part of Southwark's Enterprise Strategy and the contribution which development proposals make to these aims should be given careful consideration. Southwark Plan policy 1.5 in particular seeks to protect and promote the provision of accommodation suitable for SMEs.

#### **Employment (B Class) uses**

It is important to ensure that a balance of employment generating opportunities and businesses are retained in the borough. Southwark Plan policies 1.2-1.5 seek specifically to protect business (B class) uses. Any loss of B class space should be assessed against the criteria set out in policy 1.4 of the Southwark Plan.

As part of the assessment of the impact on employment and enterprise, the information set out below should be provided.

Information required to show that minimum standards will be met

- Provide details of existing business floorspace on the site, including numbers of units, size of units, condition and access arrangements.

- Provide details of existing businesses which occupy the site and the number of people employed on the site.
- If existing businesses are to be displaced by development, describe what consideration has been given to ensuring that they can stay in the borough.
- Provide details about the type of business space proposed, including the use class, size of units, access arrangements, adaptability of units to suit needs of different occupiers etc.
- Provide details about the number of jobs which are expected to be generated on the site by the development.
- Where proposals result in a loss of business space, demonstrate the criteria set out in policy 1.4 are met.
- Confirm that the development will target job and training opportunities which arise both during the construction phase and in the finished development towards local people either through the provision of on site workplace coordinators or make a contribution towards the provision of workplace coordinators, in accordance with the s106 Planning Obligations SPD.

Information required to show that preferred standards will be met

- Describe any on-site childcare facilities proposed or whether a financial contribution is made towards off-site childcare facilities.
- Describe consideration given to providing a work placement or a mentoring agreement with local schools.
- Where a development involves the provision of social rented housing, describe what provision will be made to engage new tenants with employment and skills support or make a contribution to funding such a programme.
- Describe the provision made in the proposal for affordable/flexible space suitable for SMEs and start-up businesses.
- Describe how the proposal will contribute towards the provision of business advice and support to local businesses and where appropriate relocation assistance for existing businesses.
- Describe what consideration has been given to procuring goods and services locally during the construction phase of the development.
- Describe measures to be put in place to support the growth of the social economy. These could include measures such as:
  - Sourcing service contracts from social and community enterprise
  - Providing premises for management or purchase by the social economy
  - Contributing to set up, running or expansion costs
  - Offering sponsorship or technical and practical support
  - Donating unwanted goods, furniture or computers
  - Describe any other measures proposed.



s106 Planning Obligations SPD  
Southwark Employment Strategy  
Southwark Enterprise Strategy

### **Locating town centre uses**

Policy 1.7 of the Southwark Plan identifies the town and local centres in Southwark. The boundaries of the centres are shown on the Proposals Map. In order to protect the vitality and viability of the centres and reduce the need to travel by car, proposals for retail, leisure, entertainment and other town centre uses should be located in the centres. Where proposals for town centre uses are located outside the centres, the applicant's planning statement and/or a retail impact assessment for larger developments, should demonstrate that the proposal complies with policy 1.8 of the Southwark Plan.

Where major developments are permitted outside town centres, the council will seek to enter into planning obligations to mitigate the impact of the proposal. The impact of the proposals may require significant mitigation measures in addition to the standard charges set out in the s106 Planning Obligations SPD. These will be negotiated according to the merits of the scheme.



s106 Planning Obligations SPD  
Southwark Retail Study 2003

### **Town centres and local services**

The Southwark Plan contains a hierarchy of centres which have different levels of importance and offer a different range of services. These centres include major town centres, district town centres and local centres. The hierarchy is set out in policy 1.7 of the Southwark Plan.

Proposals which will attract a lot of people and which have larger catchments should be located in district or major centres. The local centres have a convenience shopping function and will usually be unsuitable for any large scale proposals.

Applicants should address the impact of their proposals on the town centre in their planning statement. The issues which it should cover are set out below.

- Describe how the scale of the proposal is appropriate to the scale and function of the centre.
- Describe how the proposal will impact on the retail function of the centre.
- Set out how the proposal will contribute to the diversity of uses in the centre.
- If the use is located within a protected shopping frontage (policy 1.9), describe the likely impact on the frontage.
- Address any impacts on the amenities of neighbouring properties.
- Describe any impacts on existing businesses. If existing businesses are to be displaced by development,

describe what consideration has been given to ensuring that they can stay in the borough.

- Describe the consideration given, if any, to ensure that a proportion of any retail space proposed will be made available to independent occupiers.

All proposals which provide over 2,500 sqm of retail floorspace will be expected to provide a retail impact assessment.

It is important that a range of local services are within easy walking distance of as many homes as possible. Local shopping parades and corner shops and amenities such as neighbourhood pubs provide a valuable service to the communities they serve. In many cases these are protected by Southwark Plan policies 1.9 (Protected shopping frontages) and 1.10. Proposals which would result in a loss of A class uses outside the centres will be required to demonstrate that these policies are met.



s106 Planning Obligations SPD  
Southwark Retail Study 2003

### **Arts, culture and tourism**

Many types of proposals can contribute towards promoting the growth of arts, cultural and tourism in the borough through encouraging visitors to spend more time and more money in the borough. Proposals in the strategic cultural areas (SCAs) in particular will be encouraged to show how the mix of uses will contribute towards these objectives.

Proposals which are likely to generate a significant number of visitor trips should provide a visitor management strategy: This should

- Address the impact of the proposals on the character of the area and the amenities enjoyed by existing occupiers, particularly in those areas which have a large residential population
- Show how the proposals will promote sustainable modes of transport and address impacts on the highway network
- Demonstrate that the proposals can be serviced adequately, including, where appropriate by coaches
- Show that adequate facilities are provided for public toilets and baby changing facilities
- Demonstrate that visitors can access the proposal via routes which are safe and secure



Sustainable Transport Planning For Sustainable Development SPD

### **Environmental Sustainability Checklist**

This checklist focuses on issues which relate to environmental sustainability, including energy usage and supply, water, risk of flooding, air quality and adaptation to climate change.

In completing the checklist applicants should consider

- Relevant land designations in the Southwark Plan, such as the air quality management area, protected open spaces and sites of importance for nature conservation (SINCs).
- Relevant local policies in area action plans or supplementary planning documents.
- The impact of the proposal on water consumption, water quality and floodrisk
- The contribution which the proposal makes towards reducing greenhouse gas emissions.
- The impact of the proposal on air quality.
- The impact of the proposal on biodiversity and Southwark's green infrastructure.
- The contribution which the proposal makes towards the aim of minimising waste.

The information set out in the sections below will help you answer the checklist questions. Other assessments carried out as part of the sustainability assessment can also help identify locally important issues. These include the following

- Design and Access Statement
- Environmental Impact Assessment
- Flood Risk Assessment
- Health Impact Assessment
- Equalities Impact Assessment
- Energy Assessment
- Tree Report
- Ecology/Biodiversity Report
- Transport Assessment
- Green Travel Plan
- Site Waste Management Plan
- Construction Management Plan
- Green Procurement Plan
- Buildings for Life Assessment
- Air Quality Assessment
- Noise Assessment.

### Fact Box: Environmental impact assessment (EIA)

An environmental impact assessment (EIA) may be required to identify the environmental effects of a proposed development and ensure that these are thoroughly understood. Under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 EIAs are compulsory for certain types of development which include urban development projects, including the construction of shopping centres and car parks, sports stadia, leisure centres and multiplex cinemas, where the size of the site is above 0.5ha and where the proposal is likely to have significant environmental impacts.

Where there is the possibility that development may require an EIA, applicants should request the council for a “screening opinion” on the need for EIA. If an EIA is necessary, developers should then consult the council on the scope of the environmental statement which should be submitted with the planning application.

Undertaking an EIA does not negate the need to complete a sustainability assessment using the checklist provided in the SPD. In order to avoid duplication however, the assessment should cross refer to the EIA environmental statement where issues are covered in depth in that document.

Further information about EIA is set out in the EIA Regulations 1999 and the CLG publication Environmental Impact Assessment: A guide to procedures.

### Using land efficiently

National regional and local planning policies seek to ensure that land is used as efficiently as possible. Development should maximise use of previously developed land and ensure that densities are appropriate for the location. Justification for the densities proposed should be set out in the design and access statement.



Design and Access Statements SPD  
Residential Design Standards SPD  
s106 Planning Obligations

### Open spaces and green infrastructure

The Southwark Plan sets out a hierarchy of open spaces which includes metropolitan open land (policy 3.25), borough open land (policy 3.26) and other open spaces (policy 3.27). Proposals must demonstrate that they comply with these policies. Where proposals are located in areas of protected open space, particular consideration should be given to the impact of the proposals on function of these spaces, as well as on their landscaping and appearance. Appendices 9 and 10 of the Southwark Plan provide further information on the typologies of open spaces.

Appendices 11 and 12 of the Southwark Plan show areas of local park and district park deficiency. In areas of deficiency, applicants should give particular consideration to the impact of the proposal on open spaces.

Where it is not possible to provide additional public open space on site, applicants should demonstrate how landscaping proposals contribute towards improving the public realm and connecting green spaces.



Design and Access Statements SPD  
Residential Design Standards SPD  
s106 Planning Obligations SPD

### **Biodiversity**

Where development may affect a site of importance for nature conservation or local nature reserve, an ecological survey will be required. The applicant should consult the council on the type of survey required.

If there is likely to be a protected species such as bats present on a development site, an appropriate survey should be carried out.

In the above cases, the application should state how the ecological impacts of development will be mitigated. The council may add a condition to a planning permission or seek a s106 planning obligation to ensure that the impacts of development are mitigated.

Where the development may impact on trees, a tree survey should be provided, including details of size, condition, ecological and aesthetic value. The proposal should be designed to minimise the loss or damage to trees and show how they will be protected during construction.

BREEAM and the Code for Sustainable Homes provide guidance on how to measure the ecological value of a site. Confirmation of any improvement should be provided through the BREEAM or Code for Sustainable Homes Assessment.



Code for Sustainable Homes  
BRE Environmental Assessment Method (BREEAM)  
s106 Planning Obligations SPD  
Sustainable Design and Construction SPD

### **Land contamination**

Where the potential for contamination exists, a study will be required that determines whether contamination exists, its nature and the risks it may pose and whether these can be reduced to an acceptable level through remediation. A planning condition will be added to any approval to ensure that the site is remediated to a satisfactory standard.



Sustainable Design and Construction SPD

## **Artificial lighting**

Applications should provide information on how lighting has been used efficiently and how unnecessary light spill has been overcome. This should be covered in the Design and Access Statement.



Design and Access Statements SPD  
Sustainable Design and Construction SPD

## **Energy efficiency**

An energy assessment should be submitted with the application which explains the energy strategy proposed for the development. This strategy should be based around the London Plan hierarchy of reducing energy consumption, providing energy from a clean and efficient source, and finally incorporating renewable energy technologies.

The Sustainable Design and Construction SPD provides further guidance on energy assessments and how the information in the assessment should be presented.



Sustainable Design and Construction SPD

## **Clean sources of energy**

The London Energy Partnership is currently mapping district and community heating networks and large CHP sites which will provide information on the location and extent of these facilities.

An energy assessment should be submitted with the application which explains the energy strategy proposed for the development.

The Sustainable Design and Construction SPD provides further guidance on energy assessments and how the information in the assessment should be presented.



Sustainable Design and Construction SPD  
Elephant and Castle SPG  
Walworth Road SPD

## **Renewable energy**

An energy assessment should be submitted with the application which explains the energy strategy proposed for the development.

The Sustainable Design and Construction SPD provides further guidance on energy assessments and how the information in the assessment should be presented.



Sustainable Design and Construction SPD  
London Renewables Toolkit

### **Reducing greenhouse gas emissions**

An energy assessment should be submitted with the application which explains the energy strategy proposed for the development.

The Sustainable Design and Construction SPD provides further guidance on energy assessments and how the information in the assessment should be presented.

It should be noted that the council's 2007-2011 Corporate Plan states that by 2011, all new homes procured by the council should meet Code for Sustainable Homes level 4 as a minimum. Therefore homes in proposed development procured by the council will be expected to meet this target.



Sustainable Design and Construction SPD  
London Renewables Toolkit

### **Water**

Confirmation that the proposal meets the minimum or preferred standards should be demonstrated through a Code for Sustainable Homes or BREEAM assessment.

Proposals should also show how the minimum water quality standards set out in the Sustainable Design and Construction SPD have been addressed.



Sustainable Design and Construction SPD  
Code for Sustainable Homes  
BRE Environmental Assessment Method (BREEAM)

### **Waste and resources**

#### **Construction waste**

Site waste management plans will be compulsory for all construction projects with a value in excess of £300,000 from April 2008. They are also a mandatory element of the Code for Sustainable Homes.

In order to achieve the preferred standard, the developer should make a commitment to achieve the target. The council may seek to embed the commitment through a s106 planning obligation.



Sustainable Design and Construction SPD  
s106 Planning Obligations SPD

Site Waste Management Plans Regulations 2008  
Institution of Civil Engineers (ICE) Demolition Protocol  
<http://www.wrap.org.uk/>  
<http://www.bre.co.uk>  
<http://ice.org.uk>

### **Operational waste**

Applicants should confirm that proposals meet the minimum standards. The matters to be addressed in an operational waste management plan are set out in the Sustainable Design and Construction SPD..



Sustainable Design and Construction SPD

### **Air quality**

The issues which should be addressed in an air quality assessment are set out in the Sustainable Design and Construction SPD. Applications should include information on how development has been designed to provide good indoor air quality and minimise the need for mechanical ventilation.



Sustainable Design and Construction SPD  
Southwark Air Quality Strategy and Improvement Plan 2002-2005  
Air Quality and Planning Guidance, London Councils, 2007  
Development Control: Planning for Air Quality, NSCA, 2006  
The Control of Dust and Emissions from Construction and Demolition, Best Practice Guidance, London Councils/GLA, 2006

### **Risk from flooding**

Where the development is located in an area with a high or medium risk of flooding (flood zones 2 and 3) or in all cases where the development site is larger than 1 hectare, a site specific flood risk assessment must be submitted with the application which demonstrates that suitable sites are not available in an area with a lower risk of flooding (ie that the development meets the “sequential test” set out in Planning Policy Statement 25 Development and Flood Risk), that the development will be safe for future users and that the development will reduce the risk of flooding elsewhere.

It should be noted that there are few large development sites in Southwark which are outside the areas with a medium and high risk of flooding. Further guidance is set out in the Southwark Guidance on the PPS25 Sequential Test.

The issues to be addressed in a flood risk assessment are set out in the Sustainable Design and Construction SPD.



Sustainable Design and Construction SPD

Code for Sustainable Homes  
Southwark Strategic Flood Risk Assessment  
Southwark Guidance on the PPS25 Sequential Test  
PPS 25 Development and Flood Risk

## **Materials**

Design and Access Statement should include information on how a development has been designed to minimise the use of building materials, reuse existing buildings and materials on-site and recycle materials that are not needed. This includes information on how long materials used are likely to last before they need replacing or repairing.

Information regarding the council's minimum and preferred standards is set out in the Sustainable Design and Construction SPD.



Sustainable Design and Construction SPD  
Code for Sustainable Homes  
BRE Environmental Assessment Method (BREEAM)

## Appendix 3: Relevant policies for issues to be addressed in the sustainability assessment checklist

Policy	Checklist question	Reasons
<b>Housing tenure</b> London Plan policy 3A.10 Southwark Plan policy 4.4	Is there a tenure mix that reflects the needs of the local community?  Will the proposal promote the creation of mixed communities?	Ensuring that affordable housing is provided will help meet Southwark's housing needs and help promote social cohesion by creating socially and economically mixed communities.
<b>Dwelling mix</b> London Plan policy 3A.5 Southwark Plan Policy 4.3	Is there an accommodation mix that reflects the needs and aspirations of the local community?  Will the proposal provide wheelchair housing?	It is important that a range of housing sizes is provided to help give everyone the opportunity of living in a home which meets their needs.
<b>Lifetime homes</b> London Plan policy 3A.5 Southwark Plan policy 4.2	Will the proposed homes meet Lifetime Homes Standards?	Lifetime Homes are ordinary homes designed to accommodate the changing needs of occupants throughout their lives. These standards help ensure that all members of the community will have the opportunity of living in a decent home and will also help promote social inclusion.
<b>Amenity space</b> London Plan policy 3A.5 Southwark Plan policy 4.2	Will the proposed homes have a good standard of amenity space, including private amenity space?	Having access to amenity space is an important part of providing a high standard of accommodation and is particularly needed by families.
<b>Open space and play facilities</b> London Plan policies 3D.13 and 3A.5 Southwark Plan policies 2.5 and 4.2	Will the proposed homes have good access to public open space and play space?	Access to open spaces, and children's play areas promotes healthy lifestyles and will encourage social inclusion and community cohesion.
<b>Safety and security</b> London Plan policy 4B.6 Southwark Plan policy 3.14	Will new development be safe and secure?	New development should be safe and secure.
<b>Information and communications</b> London Plan policy 3B.6 Southwark Plan policy 4.2	Will proposed dwellings increase access to the internet and promote ICT?	Promoting information communication technology (ICT) and providing high speed broadband connections in new residential development, can encourage more flexible working patterns, assist in education, and promote equality of access to the internet

Policy	Checklist question	Reasons
<p><b>Pre-application consultation</b></p> <p>Southwark Plan strategic policy (SP) 2</p> <p>Southwark Statement of Community Involvement</p>	Has the local community been consulted at pre-application stage?	Consulting with the local community at pre-application stage has many benefits including promoting community cohesion
<p>Parking for people with disabilities</p> <p>London Plan policies 3C.23 and 4B.5</p> <p>Southwark Plan policy 5.7</p>	Will the proposal provide adequate and convenient parking for people with disabilities?	Providing appropriate parking for people with mobility impairments will help ensure equality of access and promote social inclusion.
<p><b>Accessibility</b></p> <p>London Plan policies 4B.1, 4B.5</p> <p>Southwark Plan policies 3.12, 3.13 and 5.3</p>	Will people with disabilities, parents with pushchairs, the elderly and infirm find it easy to move around the development?	Ensuring the developments are accessible by all members of the community will contribute to creating a more socially inclusive environment and enable all members of the community to benefit from development, promote sustainable modes of transport and encourage and enable healthy lifestyles.
<p><b>Transport impacts</b></p> <p>London Plan policy 3C.1, 3C.2 and 3C.17</p> <p>Southwark Plan policy 5.2</p>	How will the development avoid and mitigate any negative transport impacts?	Ensuring that development will not negatively impact on the highway network or public transport services and that proposals can be serviced adequately will help reduce problems associated with increased congestion, reduced safety and increased pollution.
<p><b>Minimising car use</b></p> <p>London Plan policies 3C.1, 3C.13, 3C.19, 3C.20, 3C.21, 3C.22, 3C.23 and 3C.24</p> <p>Southwark Plan policies 5.3, 5.6 and 5.7</p>	How will the proposal discourage car use and encourage people to use sustainable modes of transport, such as walking and cycling and public transport?	Reducing car use and encouraging people to use sustainable modes of transport, such as walking, cycling and public transport will help reduce carbon emissions generated by traffic, contribute towards cleaner air, and encourage healthy lifestyles.
<p><b>Cycling</b></p> <p>London Plan policy 3C.22</p> <p>Southwark Plan policy 5.3</p>	How will the proposal make good provision for cyclists?	Making provision for cyclists will promote healthier lifestyles, reduce pollution and promote social inclusion.

Policy	Checklist question	Reasons
<p><b>Health and wellbeing</b></p> <p>London Plan Policies 3A. 20, 3A.21, 3A.22, 3A.23. Table A3.1 in Annex 3 contains a full list of the policies which are relevant to health and wellbeing.</p> <p>Southwark Plan policies 1.1, 1.7, 1.10, 2.1, 2.2, 2.5, 3.1, 3.2, 3.6, 3.9, 3.10, 3.12, 3.14, 3.25, 3.26, 3.27, 3.28, 3.29, 3.31, 4.2, 4.3, 4.4, 5.1, 5.2, 5.3, 5.4 and 5.6</p>	How will the proposal contribute to the health and well-being of the local community and overcome health inequalities?	Health is a critical part of all our lives. There are many factors which affect health including access to leisure facilities and open spaces, fresh food, jobs and decent living conditions. Ensuring that health implications are considered in all proposals will help improve the quality of life for all users.
<p><b>Community facilities</b></p> <p>London Plan Policies 3A.17 and 3A.18</p> <p>Southwark Plan policies 2.1, 2.2 and 2.5</p>	How will the proposal contribute towards meeting the local needs for community space?	Accessible and affordable community facilities are the key to enabling the community to function.
<p><b>High quality living and working environments</b></p> <p>London Plan policies 3A.6 and 4B.1</p> <p>Southwark Plan policy 4.2</p>	Will the proposed dwellings have good standards of daylight and sunlight?	Ensuring that all new homes are well lit will help reduce energy consumption and promote health and well being.
<p>London Plan policies 3A.6 and 4B.1</p> <p>Southwark Plan policy 3.2</p>	How will the development affect the sunlight/daylight of existing neighbouring occupiers?	Ensuring that all homes are well lit will help reduce energy consumption and promote health and well being.
<p>London Plan policies 3A.6 and 4B.1</p> <p>Southwark Plan policies 3.1, 3.2 and 4.2</p>	<p>How has the impact from sources of noise been minimised through site layout and landscaping?</p> <p>Will all proposed buildings have good sound insulation?</p>	<p>Reducing noise contamination will promote health and well being.</p> <p>Ensuring that all new homes have good sound insulation will promote health and well being.</p>
<p>London Plan policy 3A.23 and 4B.1</p> <p>Southwark Plan policy 3.12</p>	How will proposed commercial or non-residential development help promote the health and well-being of future occupiers?	Ensuring that non-residential development has a good standards of daylighting, ventilation and sound insulation will promote health and well being.

Policy	Checklist question	Reasons
London Plan policy 3A.5, 3A.6 and 4B.1  Southwark Plan policies 3.12, and 4.2	Are internal layouts flexible and capable of adaptation and multiple uses during their lifetime?	Designing buildings so that they are flexible and adaptable will enable them to adapt over time in response to changing needs and will reduce the need for redevelopment.
<b>Adapting to climate change</b>  London Plan policies 4A.9, 4A.10 and 4B.1  Southwark Plan policy 4.2 and 4.12	How will the indoor comfort of users be maintained in a changing climate?	Minimising the potential for internal overheating and excessive heat generation will reduce future energy needs and ensure that buildings are comfortable for users
<b>Nuisance</b>  Southwark Plan policies 3.1 and 3.2	How will the proposal minimise nuisance and inconvenience during the construction process?	
<b>Urban design and architecture</b>  London Plan policies 4B.1 - 4B.18  Southwark Plan policies 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22 and 3.29	Is the proposal of high quality architecture?  How does the proposal relate to buildings and spaces around the development site?  How does it contribute to the character and distinctiveness of the area?	Ensuring that new development demonstrates good urban design will help create an environment that people enjoy living in, will assist in attracting further investment and will help reinforce London's role as a world city.
<b>The historic environment</b>  London Plan policies 4B.1, 4B.11, 4B.12, 4B.13, 4B.14, 4B.15, 4B.16, 4B.17 and 4B.18  Southwark Plan policies 3.15, 3.16, 3.17 and 3.18	How will the proposal preserve or enhance the historic environment?	Protecting and enhancing the historic environment, conservation areas, listed buildings, and archaeological priority zones will help protect Southwark's heritage and the unique character of the area.
<b>Employment</b>  London Plan policy 3B.11  Southwark Plan policy 1.1	How will the proposal help reduce the skills gap and improve employment opportunities for Southwark residents?	Southwark's employment rate of 64.9% is 4.1% below the London rate and 9.4% below the UK rate. Reducing the barriers which local people experience in finding work will have many benefits including reducing the need to travel, helping build a more sustainable economy, reducing poverty, promoting social inclusion and improving mental health. These barriers to employment include limited access to childcare facilities, low basic skill levels and poor health.

Policy	Checklist question	Reasons
<p>Enterprise</p> <p>London Plan policies 3B.1, 3B.2, 3B.5, EB.7, 3B.8 and 3B.11</p> <p>Southwark Plan policies 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9 and 1.10</p>	<p>How will the proposal impact on local businesses?</p> <p>How will the proposal encourage the growth of small and medium sized enterprises (SMEs) and an entrepreneurial culture?</p>	<p>There are 11,955 businesses in Southwark (ABI 2005) and the vast majority of these, around 95%, are small and medium sized enterprises (SMEs) with between 1 and 49 employees. Recent figure show that over 25% of start-ups are BME businesses.</p> <p>Providing space suitable for small businesses will help promote an entrepreneurial economy, increase jobs available for local people, increase economic prosperity and promote social inclusion.</p>
<p>Locating town centre uses</p> <p>London Plan policies 3D.1, 3D.2 and 3D.3</p> <p>Southwark Plan policies 1.7 and 1.8</p>	<p>If the development is for a town centre use and will generate a lot of trips, is it located in a town or local centre?</p>	<p>Locating new proposals for town centre uses such as shops, offices and leisure facilities in town centres will help strengthen the vitality and viability of the centres and because the centres generally have good access to public transport, will reduce the need to travel by car.</p>
<p>Town centres and local services</p> <p>London Plan policies 3D.1, 3D.2 and 3D.3</p> <p>Southwark Plan policies 1.7, 1.8, 1.9 and 1.10</p>	<p>How will the proposal support the vitality and viability of Southwark's town centres?</p> <p>How will the proposal support access to local shopping and services?</p> <p>How will the proposal promote a diversity of shops including independent shops?</p>	<p>Strengthening the town centres and ensuring they remain viable will help reduce the need to travel and promote social inclusion.</p> <p>Promoting a range of shops including independent stores will reinforce the character and distinctiveness of the centre or parade, encourage local diversity and strengthen local businesses.</p>
<p>Arts, culture and tourism</p> <p>London Plan policies 3D.4 and 3D.7</p> <p>Southwark Plan policies 1.11 and 1.12</p>	<p>How will the proposal support regeneration and wealth creation through the arts, culture and tourism?</p> <p>How will the impacts of tourism be carefully managed?</p>	<p>Promoting arts, cultural and tourism in Southwark will increase their accessibility for local residents, can provide jobs and business opportunities and will help Southwark contribute towards London's role as a world city.</p>

Policy	Checklist question	Reasons
Using land efficiently London Plan policy 3A.3 and 4B.1 Southwark Plan policy 3.11 and 4.1	Will the proposal use land as efficiently and in a way which is compatible with the local context?	Urban land is an important resource and using it efficiently will help reduce pressure to build on open spaces.
<b>Open spaces and green infrastructure</b> London Plan policies 3D.8, 3D.11, 3D.13 and 4C.4 Southwark Plan policies 2.5, 3.25, 3.26 and 3.27	How will the proposal contribute to Southwark's network of green spaces, particularly in those areas which are currently deficient?	Protecting and enhancing open spaces will help create a more attractive environment making Southwark and better place to live, work and visit, provide areas for sport and recreation which promote healthy lifestyles and promote access to nature conservation.
<b>Biodiversity</b> London Plan policy 3D.14, 4C.3, and 4A.11 Southwark Plan policies 3.28 and 3.29	How will the development contribute to nature conservation and biodiversity?	Encouraging nature conservation and improving biodiversity will help people's access to nature and green the urban environment
<b>Land contamination</b> London Plan policy 4A.33 Southwark Plan policies 3.1 and 3.11	Will the proposal remediate any contaminated land on the application site?	Reusing brownfield and contaminated land will contribute towards the efficient use of land in Southwark and reduce risks for residents, visitors and workers.
<b>Artificial lighting</b> Southwark Plan policies 3.1 and 3.2	Has artificial lighting been designed and selected to reduce light pollution and nuisance, including reflection into the night sky?	Ensuring that artificial lighting is kept to a minimum will reduce light pollution and protect residential amenities.
<b>Energy efficiency</b> London Plan policies 4A.1, 4A.3 and 4A.4 Southwark Plan policy 5.4	How will the design of the proposed development minimise the use of energy?	Reducing the energy consumption will reduce fuel bills and reduce the impact of development on climate change.
<b>Clean source of energy</b> London Plan policies 4A.1, 4A.3, 4A.3, 4A.5 and 4A.6. Southwark Plan policy 5.4	Will the proposal be supplied by a clean and efficient source of energy?	Supplying energy cleanly and efficiently will reduce fuel bills and reduce the impact of development on climate change.

Policy	Checklist question	Reasons
<p><b>Renewable energy</b></p> <p>London Plan policies 4A.1, 4A.3, 4A.4 and 4A.7</p> <p>Southwark Plan policy 5.5</p>	Will the proposal use on-site renewable technologies?	The use of renewable technologies will reduce the impact of the development on climate change.
<p><b>Reducing greenhouse gas emissions</b></p> <p>London Plan policies 4A.1, 4A.2, 4A.3, 4A.4, 4A.5, 4A.6, 4A.7 and 4A.8</p> <p>Southwark Plan policy 5.4</p>	How will the proposed development minimise the greenhouse gas emissions generated?	Reducing the greenhouse emissions generated by development will reduce the impact of development on climate change.
<p><b>Water</b></p> <p>London Plan policy 4A.9 and 4A.16</p> <p>Southwark Plan policy 3.9</p>	How will the proposal minimise water consumption and reliance on mains water?	Reducing potable water consumption will help minimise water shortages and reduce water bills.
<p>London Plan policy 4A.16 and 4A.17</p> <p>Southwark Plan policy 3.9</p>	How will the proposal avoid and reduce water pollution?	Improving water quality will improve biodiversity and the attractiveness of the waterways in and around Southwark
<p><b>Waste and resources</b></p> <p>London Plan policies 4A.21 and 4A.28</p> <p>Southwark Plan policies 3.7</p>	How will the proposal minimise the materials needed in construction and the amount of demolition, excavation and construction waste sent to landfill?	Reducing, recycling and reusing construction waste will help reduce the amount of waste sent to landfill.
<p>London Plan policy 4A.22</p> <p>Southwark Plan policy 3.7</p>	How will the development promote waste minimisation during its use?	Providing adequate recycling and composting waste storage will help reduce the amount of waste sent to landfill site and encourage a more sustainable pattern of consumption.
<p><b>Air quality</b></p> <p>London Plan policy 4A.19</p> <p>Southwark Plan policies 3.1, 3.2 and 3.6</p>	<p>How will the development impact on air quality?</p> <p>How will the proposal ensure a good level of indoor air quality?</p>	Clean air is vital to human health. High levels of fine particulate (PM10) air pollution in 2005 were estimated to have caused 1,031 accelerated deaths and 1,088 respiratory hospital admissions in London

Policy	Checklist question	Reasons
<p><b>Risk from Flooding</b></p> <p>London Plan policies 4A.9, 4A.12, 4A.13, 4A.14, 4A.15 and 4A.17</p> <p>Southwark Plan policies 3.29 and 3.31</p>	How has the development minimised the risk to property and life from flooding?	Ensuring that where possible development is located outside areas with a high risk of flooding and making sure development would be safe from flooding will help vulnerability to flooding and help adapt to climate change.
<p>London Plan policies 4A.9, 4A.14 and 4A.17</p> <p>Southwark Plan policies 3.29 and 3.31</p>	How does the development help reduce the risk of flooding, including reducing surface water run-off from the site?	Reducing surface water run-off using measures such as sustainable urban drainage systems or green roofs, will help improve water quality and help reduce risk of flooding.
<p><b>Materials</b></p> <p>London Plan policy 4A.3</p> <p>Southwark Plan policies 3.1 and 3.4,</p>		Ensuring that materials are sustainably and responsibly sourced will help reduce energy consumption, combat climate change and contribute towards social cohesion.

## Appendix 4: List of abbreviations

<b>AAP</b>	Area action plan
<b>ABI</b>	Annual business inquiry
<b>ADF</b>	Average daylight factor
<b>AOD</b>	Above ordnance datum
<b>APZ</b>	Archaeological priority zone
<b>AQMA</b>	Air quality management area
<b>BER</b>	Building emission rate
<b>BOL</b>	Borough open land
<b>BME</b>	Black/minority ethnic
<b>BRE</b>	Building Research Establishment
<b>BREEAM</b>	Building Research Establishment Environmental Assessment Method
<b>BS</b>	British standard
<b>BS EN303-5</b>	British Standard EN303-5 Heating Boilers
<b>C</b>	Carbon
<b>CCHP</b>	Combined cooling, heat and power
<b>CEN/TC 335</b>	European Committee for Standardisation: Technical Committee 335 Solid Biofuels
<b>CHP</b>	Combined heat and power
<b>CO2</b>	Carbon dioxide
<b>CSH</b>	Code for sustainable homes
<b>dB</b>	Decibel
<b>DER</b>	Dwelling emission rate
<b>DHW</b>	Domestic hot water
<b>EA</b>	Environment Agency
<b>EAA</b>	Energy action area
<b>EIA</b>	Environmental impact assessment
<b>EqIA</b>	Equalities impact assessment
<b>ESCo</b>	Energy services company
<b>EU</b>	European Union
<b>FRA</b>	Flood risk assessment
<b>HIA</b>	Health impact assessment
<b>HIP</b>	Home Information Pack
<b>hr</b>	Hour
<b>ICT</b>	Information and communications technology
<b>IMD</b>	Indices of multiple deprivation
<b>kg</b>	Kilogram
<b>kW</b>	Kilowatt
<b>kWh</b>	Kilowatt hour
<b>L</b>	Litre
<b>LAQMTG</b>	Local Air Quality Management Technical Guidance
<b>LDD</b>	Local development document
<b>LDF</b>	Local development framework

<b>LNR</b>	Local nature reserve
<b>m</b>	Metre
<b>m2</b>	Square metre
<b>m3</b>	Cubic metre
<b>MOL</b>	Metropolitan open land
<b>MUSCo</b>	Multi-utility services company
<b>mW</b>	Megawatt
<b>NER</b>	Notional emission rate
<b>NO2</b>	Nitrogen dioxide
<b>NOX</b>	Nitrogen oxide
<b>OOS</b>	Other open space
<b>pa</b>	Per annum
<b>PILs</b>	Preferred industrial locations
<b>PM10</b>	Particulate Matter < 10µm
<b>POLs</b>	Preferred office locations
<b>PPG</b>	Planning policy guidance
<b>PPS</b>	Planning policy statement
<b>PTAL</b>	Public transport accessibility level
<b>PTAZ</b>	Public transport accessibility zone
<b>PV</b>	Photovoltaic
<b>SA</b>	Sustainability appraisal
<b>SCA</b>	Strategic cultural area
<b>SCI</b>	Statement of community involvement
<b>SDO</b>	Sustainable development objective
<b>SFRA</b>	Strategic flood risk assessment
<b>SINC</b>	Site of importance for nature conservation
<b>SME</b>	Small and medium sized enterprise
<b>SPD</b>	Supplementary planning document
<b>SPG</b>	Supplementary planning guidance
<b>SUDs</b>	Sustainable urban drainage systems
<b>SWMP</b>	Site waste management plan
<b>TA</b>	Transport assessment
<b>TDA</b>	Transport development area
<b>TER</b>	Target emission rate
<b>TPA</b>	Thames policy area
<b>UDP</b>	Unitary development plan
<b>UK</b>	United Kingdom
<b>VSC</b>	Vertical sky component

# Appendix 5: Glossary

## **Accessibility**

Defined as the methods by which people with a range of needs especially those from the six equality target groups (race, gender, age, faith, sexuality and disability) find out about and use services and information. For disabled people, access in London means the freedom to participate in the economy, in how London is planned, in the social and cultural life of the community, as well as physical access. The term is also used to describe how easy a location is to get to by public or private transport.

## **Affordable housing**

Housing that is accessible to those households who cannot otherwise afford the cheapest habitable dwelling with the same number of habitable rooms, available anywhere within the borough at market price. This category includes low-cost homes, shared ownership schemes and key worker housing.

## **Air quality management area**

An area designated for action where it is predicted that the Air Quality objectives of the council's Air Quality Management Action (AQMA) Plan will be exceeded.

## **Applications with are referable to the Mayor of London**

See Referring applications to the Mayor of London

## **Area Action Plans**

Provide the framework for areas where significant change or conservation is needed and should have a strong focus on implementation. They should: deliver planned growth areas, stimulate regeneration, protect areas sensitive to change, resolve conflicting objectives in areas subject to development pressures, or focus the delivery of area based regeneration initiatives.

## **Average daylight factor**

The average daylight factor is the mean daylight illuminance received at the working plane within a room, expressed as a percentage of outdoor illuminance on an outdoor horizontal plane. It assumes an overcast sky. A room with an average daylight factor of more than 5% is regarded as well daylight, ie. electric lights would be used infrequently during daylight hours. If the ADF is below 2% electric lights would be used frequently. The method for calculating the ADF is set out in the BRE Report "Site Layout Planning".

## **Baseline CO2 emissions**

The baseline should be the total delivered energy requirement for the proposal. It should be calculated to include all end uses in the development.

In the case of dwellings this includes

- Space heating
- Ventilation
- Hot water

- Cooking
- Lights and appliances

It should also include heating and lighting of any communal areas, such as lobbies and car parks. It should be calculated using the Government's standard assessment procedure (SAP) which is required by the Building Regulations (which covers space heating and hot water) and BREDEM-12 for other end uses (note that the Building Regulations only regulate space heating and hot water; they do not assess appliances and cooking).

In the case of commercial developments, the following end uses should be included in the baseline

- Space heating and hot water
- Gas and/or electric catering
- Refrigeration/cooling
- Air conditioning
- Fans, pumps & controls
- Humidification
- Lighting and office equipment
- Centralised IT (server room) and communications equipment
- Other miscellaneous electricity

As for dwellings, it should include energy consumption for all elements of the proposal, including private infrastructure, such as flood and car park lighting.

Applicants should state which method has been used for calculating energy consumption, such as SBEM or the benchmarks set out in the London Renewables Toolkit.

More information on how to calculate the delivered energy requirement can be found in the London Renewables Toolkit.

### **Biodiversity**

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

### **Building emission rate (BER)**

See also dwelling emission rate (DER). The building emission rate refers to the actual emission rate which will result from the proposed building. It is used to measure compliance with Part L of the Building Regulations and is measured in CO<sub>2</sub> per kg per m<sup>2</sup>. To comply with Part L of the Building Regulations the building emission rate should be no worse than the target emission rate.

### **Building Regulations (Part E)**

The part of the Building Regulations that covers noise insulation. A revised version came into force in April 2006.

### **Building Regulations (Part L)**

The part of the Building Regulations that covers the conservation of energy and power within buildings. A revised version came into force in April 2006.

### **BREEAM**

The Building Research Establishment Environmental Assessment Method (BREEAM) is an industry measure of energy and environmental performance of commercial buildings.

### **Carbon Dioxide**

The burning of fossil fuels releases carbon dioxide (CO<sub>2</sub>). Although naturally occurring, its increasing concentration in the atmosphere is contributing to climate change.

Carbon factors are used to convert energy consumed in kWh to kg of carbon dioxide.

### **Climate Change**

A change in climate attributable directly or indirectly to human activity such as the burning of fossil fuels which alters the composition of the atmosphere and causes changes in weather patterns on a large scale. Commonly used interchangeably with “global warming” and “the greenhouse effect”.

### **Combined Heat and Power (CHP)**

The combined production of electricity and useable heat. Steam or hot water, which would otherwise be wasted if only electricity is produced, can be used for space or process heating.

### **Community Heating**

Community heating (also called district heating) involves the distribution of steam/hot water through a pipe network to heat a large area of commercial, industrial or residential buildings or for industrial processes. The steam/hot water is supplied from a central source (e.g. a combined heat and power plant).

### **Code for Sustainable Homes**

This is a government produced standard for measuring the impact of new development on the environment. It is similar to a BREEAM assessment but has been prepared specifically for housing. It covers issues such as energy use, carbon emissions, water use and pollution.

**Deficiency in Access to Nature**

The Mayor of London defines areas of deficiency in access to nature as areas that are more than 1km from a public open space that has a high level of nature conservation importance (known as “Borough” or “Metropolitan” level of importance). The Mayor aims to improve the public’s access to the natural environment.

**Delivered energy requirement**

The delivered energy requirement should include the kWh delivered energy predicted for each fuel (e.g. electricity and gas) for each building type on the proposal site plus the predicted delivered energy requirement for other structures and private infrastructure, including flood and car park lighting, and other energy-using features that will form part of the developer’s design proposals.

**Density**

A measure of the intensity of development of a residential site. Density is usually measured by the number of habitable rooms per hectare or the number of dwellings per hectare.

**Development**

As defined by Section 55 of the Town and Country Planning Act 1990, development means carrying out building, engineering, mining or other operations in, on, over or under land, or changing the use of buildings or land.

**District heating**

See community heating.

**Dwelling emission rate (DER)**

See also building emission rate (BER). The dwelling emission rate refers to the actual emission rate which will result from the proposed dwelling (s). It is used to measure compliance with Part L of the Building Regulations and is measured in CO<sub>2</sub> per kg per m<sup>2</sup>. To comply with Part L of the Building Regulations the dwelling emission rate should be no worse than the target emission rate.

**EcoHomes**

EcoHomes is the BREEAM version for homes, which aims to improve the overall environmental performance of new and existing homes. This has been replaced by the Code for Sustainable Homes for most housing development.

**Ecology**

This refers to the natural features of the environment, including the type of plants and animals, and their relationship with each other. See also Ecosystem.

### **Energy Efficiency**

Making the best or most efficient use of energy in order to achieve a given output of goods/services or comfort and convenience.

### **Environmental impact assessment (EIA)**

In these assessments, information about the environmental effects of a project is collected, assessed and taken into account in reaching a decision on whether the project should go ahead or not (DETR Nov 2000).

### **Equalities impact assessment (EqIA)**

Equalities impact assessments (EqIAs) are a tool which can be used to assess the impact of policies, plans or projects on particular parts of the community. They are intended to examine the aims, implementation and effects of policies, practices and plans to check that no groups are receiving or are likely to receive differential treatment or outcomes that are discriminatory or unfair in nature.

### **Green Roof**

A roof of a building which is partially or completely covered with plants. It can be a properly tended garden or a more self-maintaining area of grass and mosses etc. Check [www.livingroofs.org](http://www.livingroofs.org) for more information.

### **Greenhouse Effect**

See 'Climate Change'.

### **Grey water**

This is water that has already been used once, for example to wash clothes or dishes. If treated properly, it can be collected and reused again for uses that do not require water that is at drinking standard, such as for flushing toilets.

### **Habitable room**

A room within a dwelling, the main purpose of which is for sleeping, living or dining. It is any room with a window that could be used to sleep in, regardless of what it is actually used for. This excludes toilets, bathrooms, landings, halls and lobbies, and also excludes kitchens with an overall floor area of less than 11 square metres.

### **Home Information Packs**

All residential properties marketed for sale from December 2007 in England and Wales will need a Home Information Pack (HIP). The Pack includes an Energy Performance Certificate, containing advice on how to cut carbon emissions and fuel bills. Also included are documents such as a sale statement, searches and evidence of title. From 2008 a rating against the Code for Sustainable Homes will also be included. This will comprise either a Code for Sustainable Homes certificate or a "nil-rated" certificate for homes which have not been formally assessed.

**Information and communications technology (ICT)**

ICT covers any product that will store, retrieve, manipulate, transmit or receive information electronically in a digital form. It includes personal computers, digital television and internet.

**Intermediate housing**

Affordable Housing made available to those households who cannot be accommodated within the capacity of social housing provision, and cannot access market housing. This type of accommodation is often made available to key-workers and other lower to medium income groups, and is typically provided through low-cost housing schemes such as shared ownership.

Lifetime homes are ordinary homes designed to accommodate the changing needs of occupants throughout their lives, particularly loss of mobility.

**Living Roof**

See 'Green Roof'.

**Local Development Framework (LDF)**

A portfolio of documents including Supplementary Planning Documents, Development Plan Documents such as a Core Strategy and proposals maps, and the Statement of Community Involvement. Together the portfolio of documents cover the whole borough and give comprehensive policy coverage at a detailed level.

**London Plan**

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

**Low Carbon Development**

A low carbon development is one that achieves a high level of reduction in carbon emissions from energy efficiency measures and renewable energy use on site, on an annual basis (see also 'zero carbon development').

**Major Development**

Any residential or mixed use development creating 10 or more dwellings, if that is not known, where the site area is 0.5 hectares or more. For other types of development, a major site is one where the floorspace to be built is 1, 000 square metres or more, or the site area is 1 hectare or more. This includes changes of use involving 1,000 square metres or more.

**Micro-CHP**

Small scale combined heat and power plant producing both electricity and useable heat.

### **Mixed communities**

A neighbourhood where there is a mix of tenures, incomes, ages and household types. Mixed communities help to overcome the problems associated with areas focused on deprivation such as reduced local business activity, limited local jobs and employment ambitions, downward pressures on school quality, high levels of crime and disorder, and health inequalities.

### **Multi-utility services company (MUSCo)**

The council is in the process of setting up a MUSCo at the Elephant and Castle. It is intended that the MUSCo will provide hot-water, electricity, non-potable water and a fibre-optic connection to all developments within the core of the Elephant and Castle Opportunity Area.

### **Notional emission rate (NER)**

The notional emission rate of a building refers to the CO<sub>2</sub> emissions generated by a notional building of the same size and shape as the proposed building and which is constructed according to the reference values set out in the standard assessment procedure (SAP) for residential dwellings or simplified building energy model (SBEM) for commercial development. The NER is the emission rate before energy efficiency measures and CHP/CCHP/district heating technologies have been applied.

### **Passive Design**

This refers to the use of solar energy and natural processes to control the heating and cooling of buildings. For example using deciduous trees to provide shading in summer and heating from the sun in winter. On a more general level it can also be used to refer to the way buildings can be built and designed to function efficiently on their own through simple choices on the type of material and fittings used and the building layout. This helps to reduce the need for mechanical controls.

### **Passive Ventilation**

By utilising the design of the building, a passive ventilation system takes advantage of the natural passage of air without the need for high energy consuming equipment. Windcatchers can aid passive ventilation by directing air in and out of buildings.

### **Photovoltaic (PV) Cell**

Converts solar energy into electricity. Interconnected cells are encapsulated into a sealed module that produces a voltage.

### **Planning obligations (or section 106 (s106) agreements)**

are an effective way of securing measures to overcome the negative impacts of generally acceptable development proposals on the environment, economy and community. This does not mean that planning obligations are a way of "buying" planning permission. Development that has significant negative impacts will not be approved, irrespective of planning obligations. Planning obligations may also be known as "planning agreements" and "planning contributions." What can and cannot be the subject of planning obligations is the subject of extensive legal and government policy tests.

**Public Transport Accessibility Level (PTAL)**

This measures ease of access to the public transport network and is based on distance to public transport and frequency of service. PTALs range between 0 and 6A, with 0-2 comprising a low PTAL, 3-4 a medium PTAL and 5-6A a high PTAL.

**Public Transport Accessibility Zones Areas within the Urban or suburban Zones,**

which have better access to public transport, significant potential for new development and interest, and a mixed use character including significant retail development.

**Raw materials**

This refers to natural resources such as wood, coal and metal that have not yet been processed or transformed into something useable, such as building materials. Many natural resources are not naturally replaced and should be used carefully. Reusing natural materials that have already been used but are no longer needed helps to preserve natural resources.

**Referring applications to the Mayor of London**

The Mayor of London Order 2008 requires boroughs to refer applications of potential strategic importance (PSI) to the Mayor of London before planning permission can be granted. PSI applications include schemes which provide 150 dwellings or more or proposals which provide more than 15,000 square metres of floorspace (20,000sqm in Central London). Where the Mayor considers it appropriate on strategic grounds, he can direct the boroughs to refuse planning permission. He can also, where an application meets certain criteria and policy tests, take over the application and become the local planning authority where he would decide the application himself.

**Renewable Energy**

Energy generated from sources that do not require the use of exhaustible materials - e.g. wind, wave, sun, water and energy from plant material, but not fossil fuels or nuclear energy.

**s106 Planning obligation**

See Planning obligations.

**SAP**

See standard assessment procedure.

**SBEM**

See simplified building energy model.

### **Secured by Design**

A police initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and fear of crime, creating safer and more secure environments. Secured by Design is endorsed by the Association of Chief Police Officers and has the backing of the Home Office Crime Reduction Unit. It has been drawn up in consultation with the Department of Transport, Local Government and the Regions.

### **Simplified Building Energy Model (SBEM)**

SBEM is a computer program that provides an analysis of a building's energy consumption. It is used for the purposes of Part L of the Building Regulations for commercial buildings to calculate the monthly energy use and carbon dioxide emissions of a building. For calculating the energy performance of residential dwellings, see standard assessment procedure (SAP).

### **Social rented housing**

Affordable Housing which is affordable by all those in housing need. This is typically provided as rented accommodation through the local authority or a registered social landlord.

### **Solar Water Heating**

Solar water heating systems consist of a series of tubes inside an insulated box, typically mounted on the roof. The tubes absorb the sun's heat and transfer that heat to water or another liquid flowing through the tubes to heat water to be used in the home.

### **Southwark Plan**

See Unitary Development Plans.

### **Statement of community involvement (SCI)**

A document that sets out the way that we involve the local community in the preparation, alteration and review of all local development plan documents and in the determination of planning applications.

### **Standard Assessment Procedure (SAP)**

The Government's Standard Assessment Procedure (SAP) is used for the purposes of Part L of the Building Regulations to generate the energy rating of dwellings on a scale from 0 to 120, based on the calculated annual energy requirement for space and water heating. SAP does not take into account energy consumed in cooking or through the use of appliances. For calculating the energy performance of commercial buildings, see simplified building energy model (SBEM).

### **Supplementary Planning Document (SPD)**

Supplementary Planning Documents (SPDs) expand upon and provide further guidance on how planning policies in the Southwark Plan should be applied. Once adopted, an SPD will become a material consideration when considering planning applications in Southwark and is regularly monitored and reviewed.

**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 Urban Drainage Systems (SUDs)**

SUDS provide a variety of more natural ways of managing surface water run-off than traditional surface drainage systems. SUDS aims to mimic natural drainage processes and remove pollutants from urban run-off at the source. SUDS also provide amenity and biodiversity benefits. SUDS refers to a range of different techniques such as green roofs, permeable paving, rainwater harvesting, swales, detention basins, ponds and wetlands. A combination of techniques is often the most effective.

**Target emission rate (TER)**

The target emission rate is the minimum energy performance required by Part L of the Building Regulations. The TER is measured in CO<sub>2</sub> per kg per m<sup>2</sup>.

**Unitary Development Plan**

The Unitary Development Plan (UDP), also called the Southwark Plan, is the core of the local development framework (LDF). It sets out a vision and policies for the sustainable use and development of land through protection and regeneration to deliver the Community Strategy over the next 10 years. The policies are used to determine applications for planning permission in the borough, along with the London Plan and other planning documents, such as supplementary planning documents.

**Vertical sky component**

The vertical sky component is a unit of measurement that represents the amount of daylight available from the sky received at a particular window. If a window receives a greater than 27% Vertical Sky Component (VSC) at its mid point, it will receive sufficient daylight. If an existing window receives less than 27% VSC it could be reduced by 20% before the loss is considered significant. The method for calculating the VSC is set out in the BRE Report "Site Layout Planning".

**Working plane**

The working plane is a notional surface, typically at about desk or table height, at which the daylight factor is calculated. For the purposes of the Code for Sustainable Homes, it is at 0.85m above the floor.

# Appendix 6: Contacts

## DESIGN AND CONSERVATION

Design and conservation team 020 7525 5448

## ENVIRONMENTAL HEALTH

Environment and housing

Bill Legassick 020 7525 4253

## HIGHWAYS

Environment and housing 020 7525 2000

## PUBLIC REALM

Environment and housing

LBS Head of Infrastructure 020 7525 2091

## PLANNING POLICY

Regeneration and neighbourhoods 020 7525 5471

## PLANNING OBLIGATIONS/ S106

Monitoring Officer 020 7525 5443

## PLANNING AND EXECUTIVE COMMITTEE CLERK

Strategic Services, LBS Committee Clerk 0207 525 7055

## PLANNING APPLICATIONS

Regeneration and neighbourhoods

LBS Duty Officer Helpline 020 7525 5403

## TRANSPORT

Regeneration and neighbourhoods 020 7525 5317



# Contact us

Planning policy and research team, regeneration and neighbourhoods, Southwark Council,  
P.O. Box 64529, London SE1P 5LX.

Any enquiries relating to this document can be directed to planning policy and research team, Southwark Council.

Email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk),  
Tel 020 7525 5471

If you require this document in large print, braille or audiotape please contact us on 020 7525 5548.

## Arabic

هذه الوثيقة أعدت من قبل فريق سياسة تخطيط بلدية ساوثارك.  
هذه الوثيقة ستأثر على القرارات التي اتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك.  
إذا اردت أن تطلب المزيد من المعلومات أو من الاستشارة بلغتك يرجى القيام بزيارة دكان (وان ستوب شوب) وأعلم الموظفين هناك  
باللغة التي تريدها. إن عناوين دكاكين (وان ستوب شوب) موجود في أسفل هذه الصفحة

## Bengali

সাদার্ক কাউন্সিলের প্ল্যানিং পলিসি টিম এই দলিলটি প্রকাশ করেছে। এই দলিলটি সাদার্ক জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপনি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ চান তাহলে অনুগ্রহ করে ওয়ান স্টপ শপে যাবেন এবং কি ভাষায় এটা আপনার দরকার তা কর্মচারীদের জানাবেন। ওয়ান স্টপ শপগুলোর ঠিকানা এই পৃষ্ঠার নিচে দেয়া হল।

## French

Ce document est produit par l'équipe de la politique du planning de la mairie de Southwark. Ce document affectera les décisions prises sur le planning de l'utilisation des terrains et du développement dans Southwark. Si vous avez besoin de plus de renseignements ou de conseils dans votre langue, veuillez vous présenter au One Stop Shop et faire savoir au personnel la langue dont vous avez besoin. Les adresses des One Stop Shops sont au bas de cette page.

## Somali

Dukumeentigan waxa soo bandhigay kooxda Qorshaynta siyaasada Golahaasha Southwark. Dukumeentigani wuxuu saamaynayaa go'aanaddii lagu sameeyey isticmaalka dhuulka ee qorshaynta iyo horumarinta ee Southwark. Haddii aad u baahan tahay faahfaahin dheeraad ah ama talo ku saabsan luqadaada fadlan booqdo dukaanka loo yaqaan (One Stop Shop) xafiiska kaalmaynta kirada guryaha shaqaalaha u sheeg luqada aad u baahan tahay. Cinwaanada dukaamada loo yaqaan (One Stop Shops) xafiisyada kaalmaynta kirada guryaha waa kuwan ku qoran bogan hoosteedda.

## Spanish

Este documento ha sido producido por el equipo de planificación de Southwark. Este documento afectará las decisiones que se tomarán sobre uso de terrenos, planificación y desarrollo en Southwark. Si usted requiere más información o consejos en su idioma por favor visite un One Stop Shop y diga a los empleados qué idioma usted requiere. Las direcciones de los One Stop Shops están al final de esta página.

## Tigrinya

እዚ ሰነድ (ጽሑፍ) ብሳዘርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ጉድለ ዝተዳለወ እዩ ። እዚ ሰነድዚ ኣብ ሳዘርክ ናይ መሬት ኣጠቓቕማ መደብን ስብከትን ኣብ ዝግበሩ ውሳኔታት ለውጢ ከምጽእ ይገኻል ኢዩ ። ተወሳኺ ኣበሬታን ምኽርን ብቋንቋኹም እንተደለኹም ናብ ሞን ስቶፕ ሾፕ (one stop shop) ብምኻይ ንትረኽቡዎ ሰራሕተኛ ትደልዩዎ ድንቋ ንገርዎ ። ናይ ሞን ስቶፕ ሾፕ ኣድረሻ ኣብ ታሕቲ ተጻሒፉ ይርከብ ።