

**SUSTAINABILITY REPORT**  
**Design and Access Statements Supplementary Planning**  
**Document**

London Borough of Southwark  
Planning Policy Team  
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## Document Control Sheet

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## NON-TECHNICAL SUMMARY

The sustainability appraisal (SA) process allows us to predict the likely effects of the draft planning documents on the environment, economy and community. In doing so, we can assess whether or not, and to what extent, draft planning policies and guidance will contribute towards the borough's objectives for achieving a sustainable community.

### **What planning document is being appraised?**

The draft supplementary planning document (SPD) sets out the council's approach to planning and access statements. Design and access statements have been compulsory components for the majority of planning applications since 10 August 2006. Design and access statements explain the evolutionary process of the development and the thinking behind the final design, and how the development is accessible to all members of the community, regardless of mobility.

The SPD aims to provide further guidance on how to read, write and use design and access statements, and seeks to meet the following objectives:

- To add further detail to the UDP Part 1 vision and strategy for Southwark;
- To provide additional clarification on the application of generic and area specific UDP Part 2 policies, with specific regard to urban design;
- To provide urban design advice with the aim of improving the quality of information submitted with planning applications;
- To provide guidance to developers to inform the design process, and the formation of design concepts and development proposals;
- To provide a framework for assessing the suitability of information submitted with planning applications, in order to validate an application, and also inform the assessment process.
- To provide specific information on what is required in a design and access statement.
- To provide advice on access and the need to ensure developments are accessible to all members of the community.

*Section 2 of this report provides more detail on the draft SPD.*

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

The SA process consisted of four main steps:

1. Identifying environmental, social and economic issues and objectives contained in other plans and programmes that are relevant to design and access statement.
2. Gathering baseline information on the environmental, social and economic characteristics of the borough and its context. This gives us a good impression of the present and likely future state of the borough in the absence of the draft SPD.
3. Through Steps 1 and 2 we can identify the key sustainability issues facing our borough and develop a set of sustainability objectives for tackling these issues.

4. It is these sustainability objectives that are used to assess the likely significant social, environmental and economic impacts of the draft SPD, at each step of the plan making process. Three options for how the council approaches design and access statements were identified and appraised.

**Option A**

No SPD. Use the guidance set out in the GDPO, the Circular and the CABE guidance to assist in the writing, reading and understanding of design and access statements. This option will also rely on policy 3.12 of the emerging Southwark Plan, which briefly states that a design statement is needed for most applications.

**Option B**

A leaflet elaborating on policy 3.12 of the emerging Southwark Plan and the guidance in the GDPO, the Circular and the CABE document. The guidance note, or leaflet would have little if any weight in the determination of a planning application.

**Option C**

Produce a SPD to expand on policy 3.12 of the emerging Southwark Plan, the guidance in the GDPO, the Circular and the CABE document. As an adopted SPD which forms part of the Local Development Framework, it will hold significant weight as a material consideration in determining a planning application.

The likely significant effects of each of these options were compared. This helped the council to develop a preferred approach to design and access statements, which forms the basis of the guidance in the draft SPD.

This report sets out in detail the process taken to appraise the draft SPD and the findings of that appraisal. The next steps in the process are:

- Consulting on the appraisal and the draft SPD; and
- Monitoring implementation of the plan.

*Section 3 of this report provides more detail on the appraisal process.*

**What sustainability issues are relevant to the borough?**

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

- **Population growth:** The population of the borough has grown and is expected to continue to grow over the coming years. There will be a need for more development to be built to house the growing population. This may put pressure on the environment, including reduction in the quality of the built environment, increased rubbish generation, traffic growth and increased flood risk.
- **Southwark's rich heritage:** Southwark has a rich heritage with many conservation areas and listed buildings. It also has a number of scheduled monuments, archaeological priority zones and strategic viewing corridors. Southwark's rich heritage should be an asset to the borough but it could

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also be an environmental issue, as if areas are not designed to a high standard, the rich heritage may be negatively affected.

- **Flooding:** Parts of the borough are located within the Environmental Agency flood zone 3a. The area is currently protected by the Thames Barrier but remains an environmental issue as development must look at the issues involved with developing on the flood plain.
- **Deprivation:** Southwark is ranked 17<sup>th</sup> lowest in the country on the aggregated Index of Multiple Deprivation. Good quality design should be one of the key considerations in the regeneration process in areas of deprivation within the borough.
- **Crime:** There are significant variations across the borough with regards to crime and it is relatively high across the borough. Developers need to look at how to design developments to minimise crime which may add to a reduction in crime across the borough.
- **Density:** The Government encourages higher level density building. This can result in the exaggeration of poor quality urban design which can lead to more deprivation.

*Sections 4 and 5 of this report provide more detail on the sustainability issues relevant to the borough, and how these were identified.*

### What sustainability objectives were used to appraise the draft SPD?

Twenty five objectives were used to appraise the draft SPD. These have been drawn from the objectives used to appraise the London Plan and the emerging Southwark Plan. These objectives are:

Sustainability objectives
To focus developments at locations which are currently well served by public transport with spare existing capacity, walking or cycling, or at locations where improvements are planned to achieve increases in their modal share.
To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and by foot.
To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel.
To ensure that London makes more efficient use of natural resources and in particular, soil, mineral aggregates, water and energy.
To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats.
To maximise the benefits of regeneration schemes for local people.
To actively promote new clean technologies, particularly potential growth sectors of the environmental economy, renewable energy production and pollution control.
To develop London's tourism industry in ways that are economically, socially and environmentally beneficial.
To improve river ecological and amenity qualities, and to seek more sustainable uses thereof.
To protect, maintain, restore and enhance the quality of London's open

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spaces, to create new open space as appropriate, and to ensure that access to open space and the wider public realm is maintained.
To reduce crime and the fear of crime
To encourage communication between London's different communities, in order to improve understanding of differing needs and concerns.
To reduce emissions of greenhouse gases, and plan for further reductions, to meet or exceed national climate change targets
To improve air quality
To reduce the amount of waste requiring final disposal through waste minimisation, and to increase in order of priority, the proportion of waste reused, recycled and composted, and recovered.
To minimise ambient noise using best practice techniques.
To substantially increase the proportion of energy both purchased and generated from renewable and sustainable resources.
To promote a high quality of urban design in conjunction with sustainable construction principles and techniques.
To maintain and enhance the quality and integrity, and distinctiveness of the cityscape.
To maintain and enhance the historic environment and cultural assets of London.
To avoid development that will impact on areas at high risk from flooding.
To increase tree cover as appropriate and ensure active and sustainable management of existing woodland.
To improve the image of London/Southwark as an exemplary sustainable city.
To actively challenge discrimination against all marginalised groups in a consistent and comprehensive way
To respect people and value their contribution to society.

*Section 5 of this report provides more information on the sustainability objectives used and how they were identified.*

### What are the likely significant effects of the draft SPD?

Overall, the appraisal indicated that the draft SPD is likely to make a positive contribution to sustainability.

The following table summarises the overall effects of the draft SPD.

Objective	Overall impact
<b>Development well served by public transport, walking and cycling.</b>	Overall the SPD has a positive impact and should be effective in focusing development at locations well served by public transport, walking and cycling.
<b>Reduce car dependency</b>	There will be a positive impact on reducing car dependency. This will also reinforce the cumulative positive impact of sustainability objective 1 above.
<b>Compact mixed use development</b>	Overall there will be a very positive impact on encouraging compact and mixed-use development.
<b>Make more efficient use of natural</b>	The SPD will promote the more efficient use of natural resources. Future SPDs may look at this in more detail and may relate back to

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Objective	Overall impact
<b>resources.</b>	the design and access statements SPD.
<b>Protect and enhance biodiversity</b>	There is a minor cumulative impact on protecting and enhancing biodiversity. As with sustainability objective 4, this will be covered in more detail in other SPDs.
<b>Maximise benefits of regeneration</b>	There is a strong positive impact on maximising the benefits of regeneration schemes for local people. The SPD aims for good quality urban design and this should be a benefit for all local people. Furthermore the SPD advocates community consultation and participation in the design and access statements and so local people should be further benefited.
<b>Promote clean technologies</b>	There is a cumulative positive impact on promoting clean technologies.
<b>Sustainable tourism</b>	There may be an indirect impact on helping develop a sustainable tourism sector for London. It is unlikely that the SPD will greatly impact on this sustainable objective but if it does it will be in a positive manner as improving the quality of design and access improves the borough as a whole.
<b>Improve river ecology and amenity</b>	There is a slight positive cumulative impact on water and its sustainable use.
<b>Protect and enhance open spaces</b>	Overall there is a positive impact on protecting open spaces through design and access statements.
<b>Reduce crime and fear of crime</b>	Cumulatively there is a strong positive impact on reducing crime and fear of crime. The SPD encourages developers to build Secured by Design best practice into their developments.
<b>Encourage communication between groups</b>	The SPD offers huge scope for public participation, both within the development of the SPD itself and within the planning application process. The SPD is to be used by community groups and members to increase understanding of what to expect to see in a design and access statement. This should then help the community in reading the statement whilst looking at the planning application.
<b>Reduce greenhouse gas emissions</b>	Cumulatively it is likely that there will be a positive impact on reducing greenhouse emissions.
<b>Improve air quality</b>	Applicants will be required to consider air quality within the design of their proposal which will have an overall positive impact on improving air quality.
<b>Reduce waste going to landfill</b>	There is a positive impact on reducing waste through the requirement on applicants to consider what to do with waste from the start of the design process and as part of considering the layout of developments. The SPD will promote a positive impact.
<b>Minimise ambient noise</b>	Cumulatively the SPD will help minimise ambient noise. In particular the section on the design principles and concepts will help positively impact on this sustainability objectives.
<b>Increase renewable energy use</b>	There will be a positive impact on increasing renewable energy because the principles and concepts section of the SPD requires applicants to consider using renewable energy and increasing energy efficiency.
<b>High quality urban design with sustainable construction</b>	Overall there is a strong positive impact on promoting high quality design. This is one of the key objectives of the SPD.
<b>Promote high quality cityscape</b>	Overall there is a very strong positive impact on promoting high quality design. This is one of the key objectives of the SPD.
<b>Maintain and enhance historic environment</b>	Overall there is a very strong positive impact on promoting high quality design. This is one of the key objectives of the SPD.
<b>Flood risk</b>	There is overall a positive impact on avoiding development that will impact on areas at high risk from flooding. The SPD encourages

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Objective	Overall impact
	the usage of SUDS in developments.
<b>Increase tree cover</b>	There is likely to be a slight positive impact on increasing tree cover as applicants will be required to look at the surrounding context of their development and improve public realm as part of their development. This may include increasing tree cover. It is however unlikely to have a significant impact.
<b>Improve the image of Southwark as a sustainable city</b>	By making design and access statements more comprehensive, requiring applicants to look in more detail at both design and access, the image of Southwark as a sustainable city should be improved. Cumulatively the SPD will have a major positive impact on Southwark's image.
<b>Challenge discrimination</b>	Overall the SPD will have a large effect on challenging discrimination through both applying the same high standards across the borough so that everyone is offered the same high quality of design and by increasing access to all members of the community.
<b>Respect people and their contribution to society</b>	Overall there is a major positive effect on promoting public participation and improving the quality of life for Londoners. The SPD encourages active involvement in the planning and design process.

*Section 6 of this report provides more detail on the likely significant effects of the draft SPD.*

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

The sustainability appraisal process has been an important companion to the plan making process. It has fed into each stage of the preparation of the draft SPD, initially helping to identify the issues that the draft SPD needs to respond to.

Later stages of the appraisal process have identified how the draft SPD would be improved or modified to provide a more sustainable outcome. This has included ensuring the SPD focuses on protecting biodiversity, promoting sustainable tourism, reducing greenhouse emissions and improving air quality.

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

This report is being published for informal public consultation alongside the draft SPD from 25 January until 8 March 2007. Formal consultation will take place from 9 March until 20 April 2007.

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

By letter:  
Planning Policy and Research Team  
Regeneration Division  
London Borough of Southwark  
Chiltern, Portland Street, London SE17 2ES

**Sustainability Report: Design and Access Statements SPD**

By email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

By fax: 020 7525 5561

**The closing date for comments is Friday 20 April 2007.**

## **1. INTRODUCTION**

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

This document reports on the Sustainability Appraisal of the draft Design and Access Statements Supplementary Planning Document (SPD).

Once adopted, the SPD will form part of the Southwark Local Development Framework, and will be a material consideration in decisions made by the council on planning applications in the borough. It will specifically provide further guidance on policy 3.11 of the emerging Unitary Development Plan, 2006 (the emerging Southwark Plan), which sets out the council's approach to design and access statements.

A design and access statement is a legal requirement for many types of applications for planning and listed building consent. It explains the evolutionary process of the development and the thinking behind the final design. It demonstrates how the applicant has considered how everyone, regardless of mobility, will be able to use the development.

The draft SPD provides detailed guidance on what the council expects to see in a design and access statement.

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

The Planning and Compulsory Purchase Act 2004 requires that a sustainability appraisal (SA) is carried out as part of the preparation of new plans, including SPDs. The purpose of a SA is to assess whether or not, and to what extent, a plan meets the council's objectives for achieving a sustainable community.

In addition, the SPD falls within the definition of a 'plan or programme' under European Directive 2001/42. Because the SPD is likely to have significant environmental effects, it must also undergo a Strategic Environmental Assessment (SEA). The main purpose of an SEA is to predict what the likely significant effects of a draft plan will be on the environment and identify ways in which any negative effects can be overcome. Ways in which the actual effects of the plan will be measured and monitored, should it be adopted, are also identified as part of the SEA.

The council has undertaken a SEA of the draft SPD as part of the sustainability appraisal.

Taken together, the SA/SEA processes enable the social, environmental and economic implications of a plan to be assessed while it is being prepared, ensuring that sustainability is considered throughout the plan making process.

For the purposes of simplicity, the term sustainability appraisal (SA) is used throughout this document to include both the SA and SEA processes.

### **What is the structure of this report?**

This report is divided into 6 sections:

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- **Section 1** - provides an introduction to the report.
- **Section 2** - provides an overview of the need for and objectives of the draft SPD.
- **Section 3** - details the process used to undertake the SA.
- **Section 4** - outlines policies, plans and strategies relevant to the draft SPD and presents baseline information, which will assist in assessing the effects of the draft SPD.
- **Section 5** - presents a summary of sustainability issues and objectives relevant to the draft SPD.
- **Section 6** - presents the actual appraisal of the draft SPD against relevant sustainability objectives. This section also outlines the different alternatives that have been considered in preparing the draft SPD.

## 2. THE DRAFT SUPPLEMENTARY PLANNING DOCUMENT

### **Why do we need an SPD for Design and Access Statements?**

The Town and Country Planning (General Development Procedure) (Amendment) (England) Order (GDPO) 2006 made design and access statements a statutory element for the majority of planning applications from 10 August 2006. There is a need for guidance on how to write, read and use design and access statements and to explain exactly what is required by the new legislation. Furthermore there is a need for guidance relating specifically to Southwark so that there is consistency in the approach taken across the borough. The guidance will provide further detail on the design and access information required in an application and the quality of design and level of access the council expects to see in an application.

There is a need for a SPD to provide information for developers, architects, consultants, and householders making alterations to properties in a conservation area, on what the council expect from a design and access statement to promote high quality design and access. There is also a need for a document for planning officers, councillors and members of the public to promote consistency in the decision making process.

The SPD will expand on the guidance on design and access statements in the emerging Southwark Plan, particularly policy 3.11 which sets out what the council expects from a design and access statement.

The SPD will improve the standard of design and access statements submitted to the council, and by promoting more consideration into the design and access of developments, raise the quality of design and access across the borough.

### **What are the objectives of the SPD?**

The SPD has a number of objectives:

- To add further detail to the UDP Part 1 vision and strategy for Southwark;
- To provide additional clarification on the application of generic and area specific UDP Part 2 policies, with specific regard to urban design;
- To provide urban design advice with the aim of improving the quality of information submitted with planning applications;
- To provide guidance to developers to inform the design process, and the formation of design concepts and development proposals;
- To provide a framework for assessing the suitability of information submitted with planning applications, in order to validate an application, and also inform the assessment process.
- To provide specific information on what is required in a design and access statement.
- To provide advice on access and the need to ensure developments are accessible to all members of the community.

**What are the key points of guidance of the draft SPD?**

The SPD will apply across the borough. It explains what is expected in a design and access statement. It explains the design and access factors that applicants need to consider when designing a proposal. The SPD sets out:

- The evolutionary process a development needs to go through to reach the final design, to include assessment, involvement, evaluation and design.
- Guidance on what a design and access statement should look like.
- The design principles and concepts that have been applied to the development. It sets out what to consider in relation to use, amount, layout, scale, landscaping and appearance.
- How and when to consider issues of access and to ensure the development is accessible to all members of the community, regardless of mobility.

### 3. APPRAISAL METHODOLOGY

The steps involved in undertaking a sustainability appraisal, which incorporates the requirements of the SEA Regulations, are outlined in **Figure 3.1** below.

The council has undertaken the appraisal in accordance with the Department for Communities and Local Government (DCLG) advice in *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* (November 2005) and incorporates the requirements set out in the DCLG's *A Practical Guide to the Strategic Environmental Directive* (September 2005).

The components of this report which make up the Environmental Report for the purposes of a SEA are indicated in the table at **Appendix 1**.

#### **Deciding the scope of the sustainability appraisal**

Stage A of the SA process for the draft SPD involves setting the context and objectives, establishing the baseline and deciding on the scope of the appraisal. This was set out in a scoping report, which was prepared in July 2006.

The scoping involved the following:

- Identifying policies, plans and programmes and sustainable development objectives that are relevant to the draft SPD (refer to Section 4)
- Collecting baseline information on the key environmental, social and economic characteristics of the borough (see Section 4)
- Identifying the sustainability issues and problems that need to be addressed by the draft SPD. These were identified by analysing the key messages of the policies, plans and programmes relevant to the draft SPD as well as the baseline information (refer to Section 5).
- Developing the SA framework. This is made up of the sustainability objectives and indicators that will be used to appraise the draft SPD (refer to Section 5).
- Consulting on the draft scoping report.

#### **Who was consulted on the scoping report?**

The *Environmental Assessment of Plans and Programmes Regulations 2004*, requires the council to ask four key organisations to comment on the scoping report. These are the Environment Agency, the Countryside Agency, English Nature and English Heritage<sup>1</sup>.

A copy of the draft scoping report was sent to these organisations on 14 August 2006 with a request for comment.

A summary of the feedback received and how it has been taken into account by the council is given at **Appendix 2**.

#### **Figure 3.1: The different stages of SA and SEA, showing their relationship.**

<sup>1</sup> On 1 October 2006 the Countryside Agency and English Nature were formally amalgamated into Natural England.

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SEA Stage	Sustainability Appraisal (SA) Stage that meets the requirements of the SEA Stage	SPD Stage
<b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>	<b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>	<b>SPD Stage 1: Pre-production – Evidence gathering</b>
Identifying other relevant plans, programmes and environmental protection objectives	A1: Identifying other relevant policies, plans and programmes and sustainable development objectives	
Collecting baseline information	A2: Collecting baseline information	
Identifying environmental problems	A3: Identifying sustainability issues and problems	
Developing SEA objectives	A4: Developing the SA framework	
Consulting on the scope of the SEA	A5: Consulting on the scope of the SA	
<b>Stage B: Developing and refining alternatives and assessing effects</b>	<b>Stage B: Developing and refining options and assessing effects</b>	<b>SPD Stage 2: Production – Prepare draft SPD</b>
Testing the plan or programme objectives against the SEA objectives	B1: Testing the SPD objectives against the SA framework	
Developing strategic alternatives	B2: Developing the SPD options	
Predicting the effects of the plan or programme, including alternatives	B3: Predicting the effects of the draft SPD	
Evaluating the effects of the plan or programme, including alternatives	B4: Evaluating the effects of the draft SPD	
Mitigating the adverse effects	B5: Considering ways of mitigating adverse effects and maximising beneficial effects	
Proposing measures to monitor the environmental effects of the plan or programme implementation	B6: Proposing measures to monitor the significant effects of implementing the SPD	
<b>Stage C: Preparing the Environmental Report</b>	<b>Stage C: Preparing the Sustainability Appraisal Report</b>	
Preparing the Environmental Report	C1: Preparing the Sustainability Appraisal Report	
<b>Stage D: Consulting on the draft plan or programme and the Environmental Report</b>	<b>Stage D: Consulting on the SPD and the Sustainability Appraisal Report</b>	

SEA Stage	Sustainability Appraisal (SA) Stage that meets the requirements of the SEA Stage	SPD Stage
Consulting the public and Consultation Bodies on the draft plan or programme and the Environmental Report	D1: Public participation on the SA Report and the draft SPD	
Making decisions and providing information	D3: Making decisions and providing information	<b>SPD Stage 3: Adoption</b>
<b>Stage E: Monitoring the significant effects of implementing the plan or programme on the environment</b>	<b>Stage E: Monitoring the significant effects of implementing the SPD</b>	
Developing aims and methods for monitoring	E1: Finalising aims and methods for monitoring	
Responding to adverse effects	E2: Responding to adverse effects	

(The SEA stages were taken from *A Practical Guide to the Strategic Environmental Directive* (Figure 5, page 24, DCLG, September 2005) and the SA stages and SPD stages from *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* (Figure 2, page 19, DCLG, November 2005)).

### What followed after the scoping?

The second stage in the appraisal process, involved the development of options for the draft SPD, based on the environmental and sustainability issues identified during scoping. These options represent alternative approaches that could be taken to preparing the draft SPD. Details of the options are given at Section 6.

These options have been assessed against the SA framework developed at the scoping stage (refer to Section 5) to identify their likely social, environmental and economic effects. The outcomes of this appraisal helped the council to decide on its preferred approach, which forms the basis of the draft SPD. The draft SPD was then subjected to a more detailed appraisal against the SA framework. The objectives of the draft SPD have also been appraised to ensure that they are consistent with the sustainability objectives.

Normally in the detailed appraisal of the draft SPD, measures to reduce any significant negative effects would be identified. In this case there were no identified negative effects and so instead options for increasing the uncertain impacts of the draft SPD were identified to see how they could be worked to create a positive impact.

### The Sustainability Report

This report represents stage C of the appraisal process. It documents the outcomes of each of the previous stages of the appraisal process. It also sets out:

- The difficulties encountered in compiling information and carrying out the assessment, including any assumptions that have been made in the appraisal process (Section 6); and

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- Proposals for monitoring the actual effects of the plan (Section 6).

#### 4. BASELINE AND CONTEXT

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

##### Relevant Plans and Programmes

A detailed schedule of relevant documents is given at **Appendix 3**. A summary of the key messages of these documents is given at **Table 4.1**.

**Table 4.1: Key messages of relevant plans and programmes**

Messages	Document/s
Ensure high quality development that protects and enhances the environment through good quality inclusive design.	PPS1, PPS3, PPS6, PPG15, PPG17, PPS25, The Historic Environment: A Force for Our Future, The London Plan, The Southwark Plan, Southwark Alliance Neighbourhood Renewal Strategy, London Borough Southwark: Biodiversity Plan, London Borough Southwark: Draft Open Space Strategy
Ensure development contributes to safe and secure environments and improves quality of life for all the diverse communities in the borough.	PPS1, PPS3, PPS6, PPG15, PPG16, PPG17, PPG25, London Plan, Community Strategy, Southwark Plan, Southwark Local Implementation Plan, Southwark Alliance Neighbourhood Renewal Strategy, Southwark Crime and Drugs Strategy
Promote more sustainable transport choices.	PPS3, PPG13, London Plan, Southwark Plan, Community Strategy, Southwark Local Implementation Plan; DfT 10 Year Transport Plan.
Ensure protection of the environment through the prudent use of natural resources.	Securing the Future-UK Government Sustainable Development Strategy, PPS1, PPG17, PPS22, PPS23, the London Plan, the Southwark Plan, Mayor's Air Quality Strategy,
Reducing crime and the fear of crime.	A New Commitment to Neighbourhood Renewal: National Strategy Action Plan, The London Plan, Southwark Alliance Community Strategy, Southwark Alliance; Neighbourhood Renewal Strategy, Southwark Crime and Drugs Strategy, Southwark Local Implementation Plan.
Increasing community involvement to ensure sustainable development is delivered.	A New Commitment to Neighbourhood Renewal: National Strategy Action Plan, PPS1, the Historic Environment: A Force for our Future, the London Plan, Southwark Community Strategy, the Southwark Plan, Southwark's Statement of Community Involvement, Southwark Local Implementation Plan..

##### Baseline Data

Baseline information helps identify the issues which are relevant to the draft SPD and provides the basis of future monitoring. Baseline information used in

this SA has been obtained from a range of sources, and is set out in **Appendix 4**.

### Sustainability Issues

A number of sustainability issues have been identified from the identified baseline data, preliminary GIS analysis and published guidance from the statutory consultation bodies - The Environment Agency, English Heritage, English Nature and the Countryside Agency. **Table 4.2** sets out these key sustainability issues.

**Table 4.2**

Issue	Description	How can the draft SPD respond
Population growth	The population of the borough has grown and is expected to continue to grow over the coming years. Therefore there is expected to be an increase in the number of dwellings built. In addition a growing population may place pressure on the environment, including increased rubbish generation, reduction in the quality of the built environment, traffic growth and increased flood risk.	The SPD can require applicants to consider certain elements in their design and access statements. By requiring applicants to consider design from the start of their application, issues such as waste generation and increased flood risk can be minimised from the start.
Southwark's rich heritage	Southwark has a rich heritage, as demonstrated by the number of listed buildings and conservation areas within its boundaries. It also contains several scheduled monuments and there are a number of archaeological priority zones within the borough. It should also be noted that strategic viewing corridors from Greenwich/Blackheath towards St Paul's and Westminster cut across parts of the borough and the background assessment viewing area of St Paul's and Westminster from a number of viewing locations cuts across parts of the borough. Parts of the Borough are also within the setting of the World Heritage listed Tower of London and the northern part of the borough falls within the Thames Policy Area. Southwark's rich heritage should be an asset to the borough, but it is also an environmental issue as if it areas are not designed to a high standard, the rich heritage may be negatively affected.	The SPD can require design and access statements to take into consideration Southwark's rich heritage and to design the development in context with the surrounding area. This will ensure protection of conservation areas, listed buildings etc. as well as protecting viewing corridors.

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Flooding	Parts of the borough and thus the SPD area are located within Environment Agency flood zone 3a, although is currently protected by the Thames barrier.	The SPD can ensure developers look at the issues involved with developing on the flood plain.
Deprivation	The aggregated Index of Multiple Deprivation indicates that levels of deprivation in the borough are relatively high, Southwark is ranked 17 <sup>th</sup> lowest in the country, with areas in the middle of the borough being a particularly visually prominent area of deprivation. This situation is mirrored with regard to income deprivation. It should be noted that levels of income deprivation among young children and older people are particularly high, generally falling into the 0-20% most deprived output areas in the country. Good quality design should be one of the key considerations in the regeneration process in areas of deprivation within the borough. Creating more aesthetically pleasing urban environments will not resolve these problems on their own, however the specific social and economic circumstances of the site and wider area need to inform the design process and be included within design statements	The SPD will require design and access statements to promote better quality design and access. This will be a key element of many regeneration schemes to improve the aesthetic and functional qualities of buildings and spaces.
Crime	With regard to crime, there are significant variations across the borough, though this is relatively high.	Design and access statements will require developers to look at designing out crime as part of their development. This should help to reduce crime levels across the borough.
Density	The Government encourages higher level density. This can result in the exaggeration of poor quality design which can lead to more deprivation.	The SPD can ensure that urban design is of a higher quality. This will therefore have a positive effect when buildings are built at higher density. The SPD can also require applicants to demonstrate the appropriate density for their development.

### What is the likely future of the borough without the draft SPD?

The relevant plans and programmes highlight key messages the draft SPD needs to take into account. The baseline information and subsequent

sustainability issues (see **Table 4.2**) identify key issues relevant to the draft SPD. Together they provide a picture of the likely future of the borough without the draft SPD.

Without the draft SPD the following would be likely to happen:

- Buildings will continue to be built at a rapid rate due to the growing population. The SPD will ensure that the new developments are built to a high standard of design and accessibility..
- Southwark has a rich heritage and the SPD will ensure that its rich heritage is considered in all development and that Southwark remains a borough with a rich heritage.
- Southwark's levels of deprivation are relatively high, being ranked 17<sup>th</sup> lowest by the aggregated Index of Multiple Deprivation. Levels of deprivation have however decreased in recent years and this trend appears likely to continue. The SPD can help to maximise this positive trend through its promotion of good urban design helping to reduce the deprivation of the borough.
- Crime levels vary across the borough, with some areas having relatively high levels of crime. The SPD can have a positive role to play in encouraging developers to design in the principles of Secured by Design into their developments in order to try and design out some of the crime.
- The plans and programmes encourage higher density building. The SPD encourages all development, including higher density development to be of a higher quality and so this improves the high density developments within the borough. .

### **Problems encountered in compiling data**

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

Assumptions which have been made throughout the appraisal are detailed at **Appendix 6**.

## 5. SUSTAINABILITY ISSUES AND OBJECTIVES

A number of sustainability issues of relevance to the borough and draft SPD have been identified from the baseline data and the relevant plans and programmes. These are identified in the above section.

### **What Objectives, Indicators and Targets are relevant to the draft SPD?**

Southwark has developed an SA/SEA framework which contains 33 sustainable development objectives (see **Appendix 5**). These are closely based on those adopted by the GLA in the sustainability appraisal of the London Plan. The objectives were developed by Southwark Council in association with independent consultants (Forum for the Future CRISP) to appraise the First Draft Deposit Unitary Development Plan (UDP) in 'Southwark UDP Sustainable Development Evaluation' (August 2002). These objectives were also used in the appraisal of the Second Deposit Draft UDP and UDP Modifications.

Targets and indicators have been set for each of these objectives, against which the likely impacts of the draft SPD can be appraised.

For the purposes of assessing the draft SPD, the sustainability objectives in the SA/SEA framework have been filtered, based on an evaluation of the relevant environmental, social and economic issues. Justification for the filtering of objectives to the 25 relevant objectives is given at **Appendix 5**.

**Table 5.1** identifies the objectives and key questions to be used in the assessment of the draft SPD.

### **The balance between environmental, social and economic issues**

Annex 1 (f) of the SEA Directive sets out a number of issues which must be examined during SEA assessment. These issues include biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural or archaeological heritage, landscape and the interrelationship between these factors. The objectives in Southwark's SA/SEA framework have been analysed to ensure they adequately address these issues (see **Appendix 5**).

The objectives have also been analysed for compatibility and to ensure there is a reasonable balance between social, economic and environmental issues (see **Appendix 5**).

**Table 5.1: SA/SEA Framework for the draft SPD**

Sustainable development objective	Key questions/guidance	Issues	Sustainability Issue Covered
SD01. To focus development at locations which are currently well served by public transport with spare existing capacity, walking or cycling, or at locations where improvements are planned to achieve increases in their modal share.	Does the policy/project encourage development at locations that enable walking, cycling and/or the use of public transport?	The SPD can request that the applicant demonstrates the accessibility of the proposed development in relation to walking cycling and public transport. It can require applicants to consider existing walking, cycling and public transport links.	Climatic factors
SDO2. To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and by foot.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage provision of infrastructure for walking, cycling and/or provision of public transport?</li> <li>• Does the policy/project encourage access for all to public transport?</li> <li>• Does the policy/project consider safety of pedestrian and cyclist access?</li> </ul>	The SPD will require applicants to look at both the design and access elements of their proposal and the links between the two. It can require applicants to focus on walking cycling and public transport as means to accessing the development. The access element of the design and access statement can require that developments ensure that everyone, regardless of their mobility, can access the development. In requiring the applicant to look at access and links across the site as a whole this could include consideration as to the safety of pedestrians and cyclists.	Population
SDO 3. To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage development at an appropriate density?</li> <li>• Does the policy/project encourage mixed-use development?</li> <li>• Does the policy/project encourage retention of key services and amenity such as schools and green spaces?</li> </ul>	The SPD will require applicants to demonstrate their chosen density and to show that it is consistent with relevant policies set out in the Unitary Development Plan. It will also require applicants to consider whether a mixed-use development would be suitable for their site. It will also focus on public amenity and green spaces and ensure that developments do not harm existing amenity.	Climatic factors
SDO 4. To ensure that London makes more efficient use of natural resources and in particular, soil, mineral aggregates, water and energy.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage more efficient supply and use of natural resources?</li> </ul>	Much of this objective is beyond the scope of the SPD. However, the SPD is able to request that applicants use renewable energy sources where possible, increase energy efficiency and recycle and conserve water.	Soil material assets.

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<b>Sustainable development objective</b>	<b>Key questions/guidance</b>	<b>Issues</b>	<b>Sustainability Issue Covered</b>
SDO 5. To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats.	<ul style="list-style-type: none"> <li>• Does the policy/project ensure protection and enhancement of sites of nature conservation importance?</li> <li>• Does the policy/project ensure protection and enhancement of non-designated sites?</li> <li>• Does the policy/project facilitate enhancement of biodiversity, through better management of sites or increase in range and diversity of tree and vegetation cover?</li> <li>• Does the policy/project promote local species of flora and fauna?</li> </ul>	Through requiring applicants to look at the layout, appearance and landscaping of their development, the biodiversity and natural habitats may be protected or enhanced.	Biodiversity Fauna Flora
SDO 6. To maximise the benefits of regeneration schemes for local people.	<ul style="list-style-type: none"> <li>• Does the policy/project include mechanisms that help to ensure that maximum local benefits are achieved?</li> </ul>	The SPD will seek to raise the standard of design and access across the whole borough, and so this will include regeneration schemes for local people.	Population
SDO 7. To actively promote new clean technologies, particularly potential growth sectors of the environmental economy, renewable energy production and pollution control.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage the adoption of new technologies?</li> <li>• Does the policy/project promote identified growth sectors?</li> </ul>	Whilst the SPD cannot identify growth sectors for new clean technologies, it can encourage developers to use new technologies.	Climatic factors
SDO 8. To develop London's tourism industry in ways that are economically, socially and environmentally beneficial.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage sustainable tourism that will benefit the environment, social wellbeing and the economy?</li> <li>• Does the policy/project encourage the decentralisation of tourism?</li> </ul>	Whilst the development of tourism is beyond the scope of the SPD, it may indirectly encourage tourism by raising the level of design and access across the whole borough.	Cultural heritage Material assets
SDO 10. To improve river ecological and amenity qualities, and to seek more sustainable uses thereof.	<ul style="list-style-type: none"> <li>• Does the policy/project promote protection and enhancement of waterways?</li> <li>• Does the policy/project promote sustainable use of waterways?</li> </ul>	The SPD covers the whole borough and this includes the Thames footpath and other waterways which the development must continue to protect and enhance. The SPD will require the existing and surrounding uses and contexts to be respected. It will also promote the sustainable use of	Water

**Sustainability Report: Design and Access Statements SPD**

<b>Sustainable development objective</b>	<b>Key questions/guidance</b>	<b>Issues</b>	<b>Sustainability Issue Covered</b>
		waterways and water in general.	
SDO 11. To protect, maintain, restore and enhance the quality of London's open spaces, to create new open space as appropriate, and to ensure that access to open space and the wider public realm is maintained.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage restoration or enhancement of existing open spaces?</li> <li>• Does the policy/project ensure access for all to existing open spaces?</li> <li>• Does the policy/project promote provision of new open space?</li> </ul>	The SPD will require applicants to improve the public realm and this will include looking after London's open spaces.	Landscape Fauna Flora Biodiversity
SDO 13. To reduce crime and the fear of crime	<ul style="list-style-type: none"> <li>• Does the policy/project ensure that issues relating to crime are considered at the design (or other appropriate) stage of development?</li> </ul>	The SPD will require that the development considers how to reduce crime by design, including using Secured by Design standards.	Population
SDO 16. To encourage communication between London's different communities, in order to improve understanding of differing needs and concerns.	<ul style="list-style-type: none"> <li>• Does the policy/project e.g. provide for public participation/consultation during the development process?</li> </ul>	Opportunities for community involvement in preparation of the SPD. Also the SPD will set out where the community can be involved in looking at design and access statements.	Population
SDO 17. To reduce emissions of greenhouse gases, and plan for further reductions, to meet or exceed national climate change targets	<ul style="list-style-type: none"> <li>• Does the policy/project encourage the generation and use of renewable energy?</li> <li>• Does the policy/project encourage energy efficiency?</li> <li>• Does the policy/project encourage the use of alternative modes of transport to the private car?</li> </ul>	The SPD will require applicants to consider incorporating renewable energy technologies into their developments. It will also require applicants to consider all means of access and transport to and across the site.	Climatic factors Air
SDO 18. To improve air quality	<ul style="list-style-type: none"> <li>• Does the policy/project encourage the use of alternative modes of transport to the private car?</li> <li>• Does the policy/project encourage the sustainable transportation of freight?</li> <li>• Does the policy/project encourage the use of alternatively fuelled vehicles?</li> <li>• Does the policy/project contribute to an improved air quality?</li> </ul>	The SPD will require applicants to consider the layout of their development, which will include encouraging use of alternative modes of transport to the car.	Air
SDO 19. To reduce the amount of	<ul style="list-style-type: none"> <li>• Does the policy/project ensure reduction of waste</li> </ul>	The SPD will look at the layout and	Material assets

**Sustainability Report: Design and Access Statements SPD**

<b>Sustainable development objective</b>	<b>Key questions/guidance</b>	<b>Issues</b>	<b>Sustainability Issue Covered</b>
waste requiring final disposal through waste minimisation, and to increase in order of priority, the proportion of waste reused, recycled and composted, and recovered.	<p>during the development process?</p> <ul style="list-style-type: none"> <li>• Does the policy/project promote reduction of waste during operation?</li> <li>• Does the Plan encourage the provision of sustainable waste management facilities?</li> <li>• Does the Plan encourage the movement of waste up the hierarchy?</li> </ul>	provision for refuse storage and recycling on the development site.	
SDO 21. To substantially increase the proportion of energy both purchased and generated from renewable and sustainable resources.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage development of renewable energy infrastructure?</li> </ul>	The SPD will require applicants to demonstrate considering using renewable energy technologies.	Climatic factors
SDO 24. To promote a high quality of urban design in conjunction with sustainable construction principles and techniques.	<ul style="list-style-type: none"> <li>• Does the policy/project stipulate the need for an urban design statement?</li> <li>• Does the policy/project encourage sustainable construction?</li> </ul>	The main purpose of the SPD is to provide guidance in high quality urban design and how to write a design and access statement.	Cultural heritage Landscape
SDO 26. To maintain and enhance the quality and integrity, and distinctiveness of the cityscape.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage consideration to be given to the qualities of the existing townscape at the design stage?</li> </ul>	The SPD will focus on this issue as it is integral to promoting good urban design.	Cultural heritage Landscape
SDO 27. To maintain and enhance the historic environment and cultural assets of London.	<ul style="list-style-type: none"> <li>• Does the policy/project ensure protection and enhancement of conservation areas, listed buildings, archaeological features and Scheduled Ancient Monuments and other areas of intrinsic value?</li> </ul>	All these matters will be incorporated into the SPD and applicants will need to protect and enhance these areas if they are within or neighbouring their development site.	Cultural heritage Landscape
SDO 28. To avoid development that will impact on areas at high risk from flooding.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage the use of SUDS?</li> <li>• Does the policy/project reflect guidance on development in areas at risk from flooding?</li> <li>• Does the policy/project take account of future risks of flooding due to climate change</li> </ul>	The SPD will require developers to consider using SUDS. Parts of the borough are within the floodplains of the Thames and so applicants may need to consider measures to prevent flooding.	Water Landscape
SDO 29. To increase tree cover as appropriate and ensure active and sustainable management of existing woodland.	<ul style="list-style-type: none"> <li>• Does the policy/project encourage provision of increased tree cover?</li> <li>• Does the policy/project encourage management of woodlands?</li> </ul>	The SPD may have an indirect influence on tree cover because it will require applicants to consider the public realm, which may include trees.	Landscape Biodiversity Fauna Flora

**Sustainability Report: Design and Access Statements SPD**

<b>Sustainable development objective</b>	<b>Key questions/guidance</b>	<b>Issues</b>	<b>Sustainability Issue Covered</b>
SDO 31. To actively challenge discrimination against all marginalised groups in a consistent and comprehensive way	<ul style="list-style-type: none"> <li>• Does the policy/project help to meet the needs of different communities?</li> </ul>	The SPD will apply equally across the whole borough by ensuring the highest standards of design and accessibility. This should help in meeting the needs of different communities, especially as the SPD will require applicants to consult local communities on their proposal.	Population
SDO 33. To respect people and value their contribution to society.	<ul style="list-style-type: none"> <li>• Does the policy/project contribute to improved quality of life for Londoners?</li> <li>• Does the policy/project promote public participation and decision making?</li> </ul>	The SPD will encourage people to participate both in the decision making of writing the SPD, and in the decision making on each application.	Population

## 6. APPRAISAL OF DRAFT SPD

The actual appraisal of the draft SPD was undertaken in three main steps at key stages in the preparation of the plan. These are set out below. The appraisal tables for each stage are included at **Appendix 6**.

### **What assumptions have been made?**

Assumptions made during the appraisal of the draft SPD are set out in **Appendix 6**

### **Compatibility of draft SPD objectives with sustainability objectives**

Firstly the objectives of the draft SPD (set out in Section 2) were analysed for compatibility against each of the sustainability objectives. **Appendix 6** sets this out. Overall the two sets of objectives are compatible.

### **Identifying options**

The next step involved identifying different planning options for the borough. These were then appraised and the potential significant effects of each compared. This process assisted in identifying the preferred planning option for the borough, which formed the basis of the draft SPD.

The options for the content of the SPD were limited because the GDPO and Circular 01/2006 'Guidance on Changes to the Development Control System', are very prescriptive in what must go into a design and access statement. Instead the options looked at whether there is a need for a SPD or whether alternative guidance would be sufficient in explaining what is required in a design and access statement.

The following options were appraised:

#### **Option A**

No SPD. Use the guidance set out in the GDPO, the Circular and the CABE guidance to assist in the writing, reading and understanding of design and access statements. This option will also rely on policy 3.12 of the emerging Southwark Plan, which briefly states that a design statement is needed for most applications.

#### **Option B**

A leaflet elaborating on policy 3.12 of the emerging Southwark Plan and the guidance in the GDPO, the Circular and the CABE document. The guidance note, or leaflet would have little if any weight in the determination of a planning application.

#### **Option C**

Produce a SPD to expand on policy 3.12 of the emerging Southwark Plan, the guidance in the GDPO, the Circular and the CABE document. As an adopted SPD which forms part of the Local Development Framework, it will hold significant weight as a material consideration in determining a planning application.

More detail on each option is provided in **Appendix 6**.

### **Appraisal of the options**

The appraisal revealed that there are potential positive effects on sustainability for each of the three options. All will help, to some degree, to improve the standard of design and access statements submitted to the council. All will therefore also help, to some degree in raising the standard of design and access of developments across the borough. However, each of the options has a different level of positive impact on the sustainability objectives.

Option A – relying on existing guidance, has at least a minor positive impact on all 25 relevant sustainability objectives, based on the existing policies in the emerging Southwark Plan and other guidance. In particular this option has a very positive impact on sustainability objectives 31 and 33 on challenging discrimination and promoting public participation due to the strength of the existing guidance including the emerging Southwark Plan and the Statement of Community Involvement.

Option B – produce a leaflet to expand on the existing guidance, has the same impact as option A on the sustainability objectives. The leaflet would not be part of the Local Development Framework and so would have limited additional impact over the policies in the emerging Southwark Plan. Option C therefore has a positive impact on all the sustainability objectives, similarly to option A.

Option C – produce a SPD to expand on the existing guidance, has the strongest positive impact on the sustainability objectives. The SPD furthers the existing guidance in the emerging Southwark Plan and other guidance and so as with options A and B has at least a minor positive impact on all of the sustainability objectives. Generally the SPD has more of a positive impact on the sustainability objectives by linking the sustainability issue into the design of the development. By considering the issue at an earlier stage of development it is likely to have a more positive impact. In particular option C has a strong positive impact on objective 3 looking at the appropriate density and mixed-use of a development; on objective 24 promoting high quality urban design; and objectives 26 and 27 looking at protecting the cultural and heritage landscape. There were some areas of uncertainty in appraising option C as to the extent of the positive impact on the sustainability objectives. For example, although there will be a positive impact on sustainability objective 5, promoting and enhancing existing biodiversity, it is uncertain whether the SPD would add to the existing guidance.

### **Appraisal of the preferred option**

Following the appraisal of the options, a preferred option has been selected. Option C – produce a SPD to expand on existing guidance has been chosen as the preferred option. The objectives and contents of this option have been outlined earlier in this report. This option was selected as it was seen to

produce the most positive impact on the sustainability objectives. It will attempt to clarify and expand on the existing guidance and by being a SPD and therefore a document which carries significant weight in the planning process, ensure design and access statements are of a higher standard. This will positively impact on the sustainability of the borough.

The final stage in the appraisal process involved appraising each of the draft SPD's key points of guidance against the sustainability objectives. The key points of guidance of the draft SPD are set out in section 2, and the appraisal is set out in **Appendix 6**. The likely significant effects of the draft were then compared against the likely future of the borough with the draft SPD, identified in section 4 (and also as option A in section 5 looking at the 3 options).

### **Outcomes of the appraisal**

Overall, the appraisal indicates that the draft SPD is likely to make a positive contribution to sustainability. Whilst it would be possible for developers, applicants, officers, councillors and members of the public to write, read and use design and access statements without the draft SPD, there were not be a consistent approach taken to the statements. The draft SPD ensures a consistent approach in that everyone understands the key components required in a design and access statement. The checklist within the SPD ensures that all applicants cover the same concepts and principles of design and access when preparing their planning application and design and access statement,

In particular, the draft SPD offers the following advantages with respect to sustainability:

- It will ensure developments are designed to be accessible to a wide range of transport choices – public transport, cycling and walking – and not just by the car.
- It will have a positive impact on climatic factors, including water, air and natural resources. The draft SPD requires applicants to consider sustainable urban drainage (SUDS), impact on air quality, and using renewable energy resources and increasing energy efficiency.
- It will have a positive impact on reducing crime and fear of crime by requiring applicants to consider how to design out crime and minimise fear of crime within their developments.
- It will promote a high quality of urban design, including protecting conservation areas, listed buildings and other protected areas and buildings.
- It will help to challenge discrimination against certain groups of the community by requiring inclusive access to all of society, regardless of mobility.
- It will work alongside other council documents, particularly the Statement of Community Involvement (the SCI) and the emerging Southwark Plan, in promoting community involvement in the planning process.

### **How have likely negative effects been mitigated?**

The appraisal of the preferred option revealed no negative effects on the sustainability objectives should the draft SPD be implemented. This is

because the SPD is largely a procedural document explaining how a design and access statement should be written. It builds on the existing policies in the emerging Southwark Plan and so reiterates the positive impacts the Southwark Plan has on the sustainability objectives. Although there are no negative impacts to mitigate, there are a number of minor positive impacts, which can be maximised to ensure they have a more positive impact. These include:

- The SPD has only a minor positive effect on sustainability objective 5, looking at protecting and enhancing biodiversity and natural habitats. The SPD can be written to ensure that applicants have to consider the existing biodiversity and ensure that it is protected as part of the proposal and this may increase the positive impact on the sustainability objectives.
- There is only a minor positive impact on sustainability objective 8, looking at promoting sustainable tourism. It is likely that by improving the quality of the design and access of development, tourism may increase in the borough. There may be potential in the long run for the SPD to indirectly have more of a positive impact on tourism.
- There is minor positive impact on sustainability objective 17, reducing greenhouse gas emissions. There is uncertainty over the extent to which the SPD will positively affect the sustainability objective. There is potential for the SPD to have an indirect positive impact through the promotion of sustainable transport. The SPD requires developers to look at transport modes as part of the design and access statement and so it is likely that this will have a positive effect on reducing greenhouse emissions.
- Similarly there is a minor positive impact on sustainability objective 18, improving air quality, and an uncertainty relating to how much impact the SPD may have on the sustainability objective. The SPD has sought to make it an increased positive impact by requiring applicants to consider using renewable energy technologies and increasing energy efficiency. This should help improve air quality.

**How should the draft SPD be implemented?**

The draft SPD will enable the more effective implementation of the emerging UDP and other council strategies. The draft SPD builds on and clarifies policies in the emerging UDP and the London Plan. It sets a framework of what applicants need to include in a design and access statement.

In order to ensure there is a consistent approach taken in assessing design and access statement, the council will train development control staff on how to use the checklist and to promote understanding of the SPD.

**Monitoring**

This appraisal has identified the potential significant affects of the draft SPD and ways in which they may be mitigated. It is important that the implementation of the plan is monitored in order to determine what its actual affects are. The most appropriate mechanism with which to monitor the draft SPD is the Local Development Framework Annual Monitoring Report (AMR).

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The AMR monitors the type of development that is occurring as a result of the council's planning policy and guidance and what effects this development is having in terms of sustainability.

The monitoring framework used for the AMR includes indicators that measure the significant effects of development in the borough. Key indicators that will be useful for monitoring the effects of the draft SPD include the following: transport modes of travel; accessible facilities for the mobility impaired; people involved in consultation; aggregated Index of Multiple Deprivation; renewable energy infrastructure; recycling and composting facilities; Secured by Design certification; crime and fear of crime; and indicators relating to listed buildings, conservation areas and Archaeological Priority Zones. As the draft SPD seeks to maximise the sustainability of development, it is considered that the existing set of indicators be used to measure the actual effects of the plan.

**Appendix 1 - The components of the SA Report which make up the Environmental Report for the purposes of the Strategic Environmental Assessment**

Information Required in Environment Report	Where covered in SA Report
Outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Section 2, Appendix 3.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 4, Appendix 4.
The environmental characteristics of areas likely to be significantly affected	Section 4, Appendix 4.
Any existing environmental problems which are relevant to the plan or programme	Section 5
The environmental protection objectives which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Appendix 3, Section 5, Section 6
The likely significant effects on the environment.	Section 6, Appendix 6
The measures envisaged to prevent, reduce and offset any significant adverse effects on the environment of implementing the plan or programme	Section 6, Appendix 6
An outline of the reasons for selecting the alternatives dealt with	Section 6
A description of how the assessment was undertaken including any difficulties encountered in compiling the required information	Section 3, Appendix 4
A description of measures envisaged concerning monitoring	Section 6
A non-technical summary of the information provided under the above.	Section 1



**Appendix 2 – Feedback on scoping report received from statutory consultees with officers’ response**

**Environment Agency – Responded 30 August 2006**

Comment	Officer response
The Environment Agency (EA) welcomes the inclusion of flood risk management issues at this stage of the SPD.	Noted.
Flood risk is a material planning consideration and Sustainability Appraisal should contain flood risk objectives; targets and indicators even where currently no Strategic Flood Risk Assessment (SFRA) exists. SFRA should inform sustainability appraisal, if not this should mean that the SPD is not sound.	Sustainability objective 28 covers avoiding development that will impact on areas at high risk from flooding.
Appendix 1 – needs to refer to the UK Government Sustainable Development Strategy – Securing the Future, March 2005. Sets out the 5 principles of sustainable development.	The document has been updated in appendix 1, including the 5 key sustainable development principles.
PPS1: Delivering Sustainable Development mentions sustainable urban drainage systems (SUDS) and the opportunity to promote it through SPD. New development will be expected to include a provision for the adequate environmentally acceptable measures to deal with surface run-off or discharge.	The draft SPD requires applicants to consider how to prevent problems such as flooding and water pollution, including where to locate water butts, incorporating SUDS into developments and looking at non-permeable and permeable surfaces.
PPS25: Development and Flood Risk recognises flood risk is expected to increase and advocates the use of SUDS as a means of reducing the impact of development on flooding. Planning for SUDS early in a project’s design is essential to enable integration into the overall site concept and layout.	See above comment.
SUDS – In high-density development there is likely to be insufficient space for balance ponds or infiltration basins. The most suitable approach may be to use modular cellular storm water tanks. Medium sized housing – water butts can be installed on rainwater down pipes. Surplus water can be directed to soakaways. Community SUDS schemes. Permeable paving for driveways, access roads and parking areas. Large housing – water butts can be installed on rain water down pipes. Likely to be more space for some SUDS features. Driveways and parking areas should be surfaced with permeable paving.	See above comment.



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The design statements should have an explanation of how the uses will work together, making the place more useful for the community and where possible allowing people to do more than one thing in the same area.	The draft SPD advocates mixed-use development where it is appropriate. It requires applicants to explain the choice and mix of uses.
The statements should show that the amount of development planned takes into account how much development is suitable for the site. Should take into account the restrictions identified in the site analysis and the aims of good urban design.	The draft SPD includes a section looking at applying the design principles and concepts to the amount of development. This includes explaining why the amount is appropriate to the surrounding area and how it encourages good urban design.
Statements should balance a variety of design features such as solar gain, crime prevention and accessibility.	The draft SPD requires applicants to consider how to design the layout of their proposal to maximise solar gain, crime prevention and surveillance and accessibility.
Statements should help explain that planned landscape design is based on a strategy for long term maintenance and management.	The draft SPD requires applicants to demonstrate commitment to maintaining the landscaping scheme.
Additional baseline information. -Thames River Basin Management Plan -Thames Corridor Catchments Abstraction Management Strategy -The Disability Rights Commission. -28 SDO Indicator – could use advice on the EA website on flood risk for information on planning permission granted contrary to the advice of the EA.	The information suggested in covered in the existing baseline information under the existing indicators.

### English Heritage – Responded 6 October 2006

Comment	Officer response
English Heritage has produced a series of national policy statements which cover a wide range of development issues that should be considered in the development of the SPD.	Noted. The existing policies, programmes and plans list covers the information in the English Heritage national policy statements.
Appendix 1 of the scoping report, the report should also consider the following: The Historic Environment: A Force for Our Future (DCMS 2001) Conservation Principles (English Heritage 2006) Guidance on the management of conservation areas (English Heritage 2006)	As above.
Local (if available) – conservation area appraisals, conservation character assessments, management plans, cultural strategy.	The draft SPD has been written in conjunction with Southwark's design and conservation team and so has taken into account area appraisals etc.
Baseline information: It is important that the historic environment is broadly defined; all designated historic assets should be considered together with potential impacts on non-designated features of local historical interest and value. This includes buildings, historic open spaces, historic townscapes and historic features.	The draft SPD takes into account a broadly defined historic environment. It requires applicants to take into consideration the surrounding context of the development.

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Comment	Officer response
<p>General information, national and regional, on the annual state of the historic environment is given in Heritage Counts; The Greater London/Sites and Monuments Record; Greater London Archaeology Advisory Service The National Monuments Record Centre; Magic website; English Heritage annual Buildings at Risk Register; Local Authority conservation team for locally listed building, conservation area appraisals etc.</p>	<p>Heritage Counts has been added to appendix 1. The other documents are too detailed for scope of the draft SPD. The draft SPD aims to guide applicants on how to write design and access statements, rather than guide applicants on how to actually design a development.</p> <p>The design and conservation team have been involved in all stages on the process.</p>
<p>Indicators: Selecting indicators which are directly linked to the SA objective and the implementation of the SPD is a complex process. English Heritage's annual series of national and regional reports Heritage Counts: State of the Historic Environment, includes a suite of indicators for monitoring. Including: Number of listed buildings under each grade, number and percentage of listed buildings at risk, number of conservation areas, and the rate of loss of historic landscape features.</p>	<p>The majority of the indicators suggested by English Heritage are already included with the baseline information. Those which are not are seen as being too detailed for the scope of the draft SPD.</p>
<p>English Heritage would advise that the Council's own conservation staff are closely involved throughout the preparation and implementation of the SPD.</p>	<p>The design and conservation team were involved in all the stages of the preparation of the draft SPD.</p>

### The Countryside Agency – responded 29 August 2006

Comment	Officer response
<p>The Countryside Agency (now Natural England) considers that the scoping report adequately assesses the likely significant effects of their interests in London and so make no further comments.</p>	<p>Noted</p>

**Appendix 3: Relevant Plans, Programmes and Environmental Protection Objectives**

DOCUMENT	RELEVANT OBJECTIVES AND RELEVANT TARGETS	IMPLICATIONS FOR SPD
<b>National Policy</b>		
<p><b>Securing the Future – UK Government Sustainable Development Strategy; 2005</b></p>	<p>This is the overarching document for sustainability in the United Kingdom and sets out national sustainable development framework.</p> <p>The document is structured and set out around the <b>four</b> aims of the United Kingdom's sustainable development programme:</p> <ul style="list-style-type: none"> <li>• social progress which recognises the needs of everyone;</li> <li>• effective protection of the environment;</li> <li>• prudent use of natural resources; and</li> <li>• maintenance of high and stable levels of economic growth and employment.</li> </ul> <p>The document also sets out five principles which the strategy aims to meet:</p> <ol style="list-style-type: none"> <li>1. Living within environmental limits;</li> <li>2. Ensuring a strong, healthy and just society;</li> <li>3. Achieving a sustainable economy;</li> <li>4. Promoting good Governance; and</li> <li>5. Using sound science responsibility.</li> </ol>	<p>The SPD needs to take in account the policy set out in this document. It should reflect the aims and principles of this document.</p>
<p><b>A New Commitment to Neighbourhood Renewal: National Strategy Action Plan; 2000</b></p>	<p>Vision: To ensure that within 10 to 20 years no one will be disadvantaged by where they live.</p> <ul style="list-style-type: none"> <li>• The Action Plan emphasises the need to address fundamental issues such as community facilities and services; unemployment; and crime; in addition to housing and the physical environment.</li> <li>• To achieve this it calls for greater partnership between service providers in tackling the complex challenges faced by the most deprived neighbourhoods in England.</li> <li>• It requires new policies; funding and targets and improved support at the</li> </ul>	<p>This commitment to neighbourhood renewal and an end to disadvantage, with particular regard to urban design and the public realm should provide an underlying goal for the SPD.</p>

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	<p>national and regional level.</p> <ul style="list-style-type: none"> <li>The Plan identifies Southwark as one of the 81 priority boroughs eligible for neighbourhood renewal funding.</li> </ul>	
<b>DfT 10 Year Transport Plan; 2000</b>	<p>The key government transport document. Sets out a ten-year vision for transport in the UK; provides detailed analysis of historic and predicted use statistics and sets out spending priorities and investment plans for UK transport over the next 10 years.</p> <p>The overarching strategy for transport is to tackle congestion and pollution by improving all types of transport – rail and road; public and private - in ways that increase choice. The ten-year plan sees the following as key:</p> <ul style="list-style-type: none"> <li>Integrated transport: looking at transport as a whole; matching solutions to specific problems by assessing all the options.</li> <li>Public and private partnership: government and the private sector working more closely together to boost investment.</li> <li>New projects: modernising our transport network in ways that make it bigger; better; safer; cleaner and quicker.</li> </ul> <p>Targets / aims relevant to local planning include:</p> <ul style="list-style-type: none"> <li>10% increase in bus passenger journeys</li> <li>Extensive bus prioritisation schemes</li> <li>Urban Bus Challenge Fund to improve links to deprived urban areas</li> <li>Safer cycling and walking routes; more 20mph areas and Home Zones for safer roads; particularly around schools.40% reduction in number of people killed or seriously injured in road accidents.</li> </ul>	<p>SPD should be aware of the national vision for transport and its key themes / messages as necessary and relevant. Design at Transport nodes is a particular issue with tall buildings and larger scale development being encouraged. Good Quality Design for the public realm is also a very important factor in creating safe, accessible and attractive developments.</p>
<b>PPS1 Delivering Sustainable Development</b>	<p>Sets out the key principles to be applied to ensure that development plans and decisions taken on planning applications contribute to the delivery of sustainable development. These are:</p> <ul style="list-style-type: none"> <li>Development plans should ensure that sustainable development is pursued in an integrated manner, in line with the principles for sustainable development set out in the UK strategy;</li> <li>Regional planning bodies and local planning authorities should ensure that development plans contribute to global sustainability by addressing</li> </ul>	<p>The SPD should reflect the principles and guidance set out in PPS1, particularly those relating to protection of the environment and requirements for good quality urban design.</p>

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	<p>the causes and potential impacts of climate change;</p> <ul style="list-style-type: none"> <li>• A spatial planning approach should be at the heart of planning for sustainable development;</li> <li>• Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development;</li> <li>• Assessment of Planning Applications should not accept poor quality urban design;</li> <li>• Development plans should also contain clear, comprehensive and inclusive access policies - in terms of both location and external physical access;</li> <li>• Community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities.</li> </ul>	
<p><b>PPS3 Housing</b></p>	<p>PPS3 sets out the key goal of ensuring that everyone has the opportunity to live in a decent home, which they can afford, in a community where they want to live. To do this, PPS3 sets out 4 strategic policy objectives:</p> <ul style="list-style-type: none"> <li>• To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community.</li> <li>• To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need.</li> <li>• To improve affordability across the housing market, including by increasing the supply of housing.</li> <li>• To create sustainable, inclusive, mixed communities in all areas, both urban and rural.</li> </ul> <p>In particular PPS3 seeks to deliver high quality housing that is well- designed and built to a high standard. It stresses that in assessing the quality of design, Local Planning Authorities must consider:</p> <ul style="list-style-type: none"> <li>• Is easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.</li> <li>• Provides, or enables good access to, community and green and open</li> </ul>	<p>The SPD should reflect these objectives. Development principles should seek to realise and complement the aims of this national PPS with specific regard to improving the design of buildings and the 'greening' of the environment of the borough. Design statements will also need to show that the quality of design for all tenures and types of housing will of the highest quality.</p>

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	<p>amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies.</p> <ul style="list-style-type: none"> <li>• Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.</li> <li>• Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change.</li> <li>• Takes a design-led approach to the provision of car-parking space, that is well-integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly.</li> <li>• Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.</li> <li>• Provides for the retention or re-establishment of the biodiversity within residential environments.</li> </ul>	
<p><b>PPS6: Planning for Town Centres</b></p>	<p>Sets out the Government's broad policy objectives relevant to planning for town centres in England; and its proposed planning policies that will help deliver these objectives. These policies are firmly based on the principles of sustainable development and the need to sustain and enhance the role of town centres for the benefit of all.</p> <p>The Government's key objective for town centres is to promote vital and viable city; town and other centres by:</p> <ul style="list-style-type: none"> <li>• Planning for the growth of existing centres.</li> <li>• Promoting and enhancing existing centres; by focusing development in such centres and encouraging a wide range of services in a good environment; accessible to all.</li> <li>• Enhancing consumer choice by making provision for a range of shopping; leisure and local services; which allow genuine choice to meet the needs of the entire community; and particularly socially-excluded groups.</li> <li>• Supporting an efficient; competitive and innovative retail and leisure sector; with improving productivity.</li> </ul> <p>Improving accessibility; ensuring that existing or new development is; or will be; highly accessible and well served by a choice of means of transport.</p>	<p>The SPD will be applied to the whole borough including town centre uses. The SPD needs to be aware of the guidance in PPS6 and incorporate it into the UDP to reflect the policies in the PPS.</p>

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<p><b>PPG13: Transport</b></p>	<p>PPG13 seeks to link transport planning with land use planning. It sets out 3 key objectives:</p> <ol style="list-style-type: none"> <li>1. Promote more sustainable transport choices for both people and for moving freight;</li> <li>2. Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and</li> <li>3. Reduce the need to travel, especially by car.</li> </ol> <p>PPG13 sets out various factors local authorities need to consider when preparing planning policy documents, to ensure the above 3 objectives are met. These include:</p> <ul style="list-style-type: none"> <li>• Actively manage the pattern of urban growth to make the fullest use of public transport, and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges;</li> <li>• Ensure that development comprising jobs, shopping, leisure and services offers a realistic choice of access by public transport, walking, and cycling, recognising that this may be less achievable in some rural areas;</li> <li>• Give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses;</li> <li>• Ensure that the needs of disabled people as pedestrians, public transport users and motorists - are taken into account in the implementation of planning policies and traffic management schemes, and in the design of individual developments; consider how best to reduce crime and the fear of crime, and seek by the design and layout of developments and areas, to secure community safety and road safety.</li> </ul>	<p>The SPD looks at both design and access and the links between the two. As part of both elements it needs to take into account the guidance in PPG13. In particular it needs to ensure that the development is accessible by a wide range of transport modes and that the needs of disabled and less able people are taken into consideration.</p>
<p><b>PPG15: Planning and the Historic Environment</b></p>	<p>Provides a full statement of Government policies for the identification and protection of historic buildings; conservation areas; and other elements of the historic environment. It explains the role played by the planning system in their protection. The protection of the historic environment; whether individual listed buildings; conservation areas; parks and gardens; battlefields will need to be</p>	<p>There are a number of conservation areas, listed buildings, buffer zones for world heritage sites and areas of other historical importance within the SPD</p>

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	taken fully into account both in the formulation of authorities' planning policies and in development control.	area, in addition to the strategic assessment areas for strategic views. PPG15 should be taken into account in providing guidance on heritage and conservation issues.
<b>PPG16: Archaeology and Planning</b>	<p>Sets out national policy on archaeological remains on land; and how they should be preserved or recorded both in an urban setting and in the countryside. It gives advice on the handling of archaeological remains and discoveries under the development plan and control systems; including the weight to be given to them in planning decisions and the use of planning conditions.</p> <p>As such it draws existing legislative advice and does not place any new duties on local authorities.</p>	Areas of the SPD fall within an Archeologically Priority Zone and this need's to be acknowledged in the design phase, the guidance in PPG16 is therefore relevant to the SPD.
<b>PPG17: Planning for Open Space; Sport and Recreation</b>	<p>Open spaces and recreational facilities are important contributing factors in making an area somewhere people want to live and work; and can also contribute to local identity and community cohesion.</p> <p>Aims:</p> <ul style="list-style-type: none"> <li>• Networks of accessible; high quality open spaces and sport and recreation facilities; which meet the needs of residents and visitors; are fit for purpose and economically and environmentally sustainable.</li> <li>• An appropriate balance between new provision and the enhancement of existing provision.</li> <li>• Clarity and reasonable certainty for developers and land owners in relation to the requirements and expectations of local planning authorities in respect of open space and sport and recreation provision.</li> </ul>	There are a number of designated open spaces in the SPD area. The guidance in PPG17 should be taken into account when considering issues associated with open space provision and how new buildings and development will impact on the public realm and the aesthetic quality of open space.
<b>PPS 22: Renewables</b>	At the local level, planning authorities should set out the criteria that will be applied in assessing applications for planning permission for renewable energy projects. Planning policies that rule out or place constraints on the development of all, or specific types of, renewable energy technologies should not be included	The incorporation of renewable technology and especially more sustainable forms of construction needs

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	<p>in regional spatial strategies or local development documents without sufficient reasoned justification.</p> <p>The Government's energy policy, including its policy on renewable energy, is set out in the Energy White Paper 2. This aims to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies.</p> <ul style="list-style-type: none"> <li>• Development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimized through careful consideration of location, scale, design and other measures.</li> <li>• The landscape and visual effects of particular renewable energy developments will vary on a case by case basis according to the type of development, its location and the landscape setting of the proposed development. Some of these effects may be minimised through appropriate siting, design and landscaping schemes, depending on the size and type of development proposed. Proposed developments should be assessed using objective descriptive material and analysis wherever possible even though the final decision on the visual and landscape effects will be, to some extent, one made by professional judgment.</li> <li>• Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small.</li> </ul>	<p>to be considered at the concept stage of any new development as this will impact on the design and appearance of the building. The requirements of PPS 22 are therefore relevant to the SPD.</p>
<p><b>PPS 23 Planning &amp; Pollution Control</b></p>	<p>Any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use.</p> <p>In accordance with national policies, the Government expects LPAs to adopt a</p>	<p>Considerations of the existing conditions and environment on and around a development site form an important component of the design process. Applicants will need to demonstrate</p>

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	<p>strategic approach to integrate their land use planning processes with plans and strategies for the control, mitigation and removal of pollution, as far as it is possible and practicable to do so. The overall aim of planning and pollution control policy is to ensure the sustainable and beneficial use of land (and in particular encouraging reuse of previously developed land in preference to greenfield sites). Within this aim, polluting activities that are necessary for society and the economy should be so sited and planned, and subject to such planning conditions, that their adverse effects are minimised and contained to within acceptable limits. Opportunities should be taken wherever possible to use the development process to assist and encourage the remediation of land already affected by contamination.</p>	<p>that surrounding land uses, all impacts of a proposed building, and mitigation measures for noise, lighting, land contamination and other issues have been properly considered at the design stage. PPS 23 is therefore relevant to this SPD.</p>
<p><b>PPS25: Development and Flood-risk</b></p>	<p>PPG 25 explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and loss of life. It sets out the importance the Government attaches to the management and reduction of flood risk in the land-use planning process; to acting on a precautionary basis and to taking account of climate change. The planning system should ensure that new development is safe and not exposed unnecessarily to flooding by considering flood risk on a catchment-wide basis and; where necessary; across administrative boundaries. It should seek where possible to reduce and certainly not to increase flood risk.</p> <p>Key planning objectives:</p> <ul style="list-style-type: none"> <li>• Appraising risk</li> <li>• Managing risk</li> <li>• Reducing risk</li> <li>• A partnership approach</li> </ul>	<p>Areas of the borough fall within the high risk flood zone (3a). Guidance in PPG25 is particularly relevant to design and drainage issues. Flood risk needs to be considered alongside other spatial planning issues. Developments can be designed to minimise flood risk. The SPD can assist in ensuring developments consider flood risk in their design.</p>
<p><b>The Historic Environment: A Force for Our Future; 2001</b></p>	<p>This document sets out the Government vision to protect the historic environment. It looks to a future in which:</p> <ul style="list-style-type: none"> <li>• public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base</li> </ul>	<p>The SPD should take into consideration the Government's vision to protect the historic</p>

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	<p>from which to develop policies;</p> <ul style="list-style-type: none"> <li>• the full potential of the historic environment as a learning resource is realised;</li> <li>• the historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage;</li> <li>• the historic environment is protected and sustained for the benefit of our own and future generations;</li> <li>• the historic environment's importance as an economic asset is skillfully harnessed.</li> </ul>	<p>environment. This is particularly important with respect to conservation areas and listed buildings.</p>
<b>REGIONAL POLICY</b>		
<p><b>The London Plan: Spatial Development Strategy for Greater London; 2004</b></p>	<p>The London Plan sets out strategic planning policies for London. The London Plan has 6 objectives:</p> <ul style="list-style-type: none"> <li>• Accommodate London's growth within its boundaries;</li> <li>• Make London a better city for people to live in;</li> <li>• Make London a more prosperous city;</li> <li>• Promote social inclusion and tackle deprivation;</li> <li>• Improve accessibility; and</li> <li>• Make London more attractive, well designed and green</li> </ul> <p>A number of specific policies also relate to good urban design. The most prominent policies include, but are certainly not limited to:</p> <ul style="list-style-type: none"> <li>• Policy 4B.1 Design Principles for a compact City</li> <li>• Policy 4B.2 Promoting World Class Architecture and Design</li> <li>• Policy 4B.4 Enhancing the Public Realm</li> <li>• Policy 4B.5 Creating and Inclusive Environment</li> <li>• Policy 4B.6 Sustainable Design and Construction</li> <li>• Policy 4B.7 Respect Local Context and Communities</li> <li>• Policy 4B.8 Tall Buildings</li> <li>• Policy 4B.9 Large Scale Buildings – Design &amp; Impact</li> </ul>	<p>The SPD should be in conformity with the London Plan and should reflect its strategic planning objectives and the specific policies included within the London Plan.</p>
<p><b>London: Cultural Capital – Realising the potential of a world-</b></p>	<p>The Mayor's Culture Strategy has four key objectives; supported by a number of detailed policies:</p> <ul style="list-style-type: none"> <li>• Excellence – to enhance London as a world-class city of culture</li> </ul>	<p>The development of the SPD should take account of this guidance in preparing</p>

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<p><b>class city. The Mayor's Culture Strategy; 2004.</b></p>	<ul style="list-style-type: none"> <li>• Creativity – to promote creativity as central to the success of London</li> <li>• Access – to ensure that all Londoners have access to culture in the city</li> <li>• Value – to ensure that all London gets the best value out of its cultural resources</li> </ul> <p>Underpinning each of these objectives is the principle of diversity.</p>	<p>policies and proposals. The SA has objectives relating to culture.</p>
<p><b>Mayor's Air Quality Strategy, 2002</b></p>	<p>The aim is to improve London's air quality to the point where pollution no longer poses a significant risk to human health. The Strategy sets out policies and proposals to move towards this.</p> <p>In common with UK Policy; 7 air pollutants must be addressed at the local level; with targets set for average levels: NO2; PM10; SO2; CO; Benzene; 1;3-Butadiene and Lead.</p> <p>Road traffic is main source of air pollution in London. Measures to reduce pollution from traffic:</p> <ul style="list-style-type: none"> <li>• Reducing the amount of traffic</li> <li>• Reducing emissions from individual vehicles – including low emission zones, incentives to use / purchase cleaner vehicles, clean fleets of public transport etc., expanding access to alternative fuels, promoting advantages of cleaner vehicles / fuels.</li> </ul> <p>Energy use in building is other major polluter. Objectives for reducing this:</p> <ul style="list-style-type: none"> <li>• Energy efficient new buildings</li> <li>• Energy efficiency improved in existing buildings (such as efficient boilers)</li> <li>• Fuel efficiency</li> <li>• Renewable energy technologies – such as solar</li> </ul>	<p>The borough has a number of Southwark Air Quality Management Area (AQMA). The guidance associated with these matters in the Air Quality Strategy should be considered in preparing the SPD and mitigating measures on new buildings need to be considered at the design stage.</p>
<p><b>LOCAL</b></p>		
<p><b>Draft Southwark Community Strategy: 2006-16</b></p>	<p>The draft Community Strategy is prepared by Southwark Alliance (the local strategic partnership) and sets out a vision and priorities for the Borough from 2006 to 2016.</p> <p>The vision is 'the belief of making Southwark a better place to live, to learn, to</p>	<p>The development of the SPD should take account of this document in preparing policies and proposals. The LDF is expected to</p>

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	<p>work and have fun' which was developed in consultation with the local community. The strategy retains the five priorities from the 2003 Community Strategy to improve life in Southwark, which are:</p> <ul style="list-style-type: none"> <li>• Tackling poverty;</li> <li>• Making Southwark cleaner and greener;</li> <li>• Cutting crime and fear of crime;</li> <li>• Raising standards in our schools;</li> <li>• Improving the health of the borough.</li> </ul> <p>The Community Strategy is supported by a Performance Management Framework which sets targets based on Office of the Deputy Prime Minister and Best Performance Indicators, many of which are common to the Council's Corporate Plan and Annual Monitoring Report.</p>	<p>deliver the spatial aspects of the community strategy.</p>
<p><b>Southwark Community Strategy: 2003-06</b></p>	<p>This Community Strategy has reached the end of its lifespan, but the core priorities that are retained in the new 2006-2016 strategy:</p> <ul style="list-style-type: none"> <li>• Tackling poverty;</li> <li>• Making Southwark cleaner and greener;</li> <li>• Cutting crime and fear of crime;</li> <li>• Raising standards in our schools;</li> <li>• Improving the health of the borough.</li> </ul> <p>The Community Strategy is supported by a Performance Management Framework which sets targets based on Office of the Deputy Prime Minister and Best Performance Indicators, many of which are common to the Council's Corporate Plan and Annual Monitoring Report.</p>	<p>The development of the SPD should take account of the Community Strategies priorities in preparing policies and proposals. This particularly relates to all of the core priorities, and delivering buildings and creating places for people to live and work will have a significant impact.</p>
<p><b>The Southwark Plan [Modifications Version], 2006</b></p>	<p>At its meeting on 29<sup>th</sup> June 2006 the Council resolved to adopt the Southwark Plan subject to modifications. Therefore apart from a small number of exceptions, the policies in the Southwark Plan now have significant weight in the determining of planning applications. Whilst the 1995 Unitary Development Plan remains the statutory Development Plan until such time as the Southwark Plan is formally adopted it is likely that, in determining pending applications, the Council will give predominant weight to Southwark Plan policies. Upon formal adoption the policies in the Southwark Plan will be applied unless material considerations</p>	<p>The SPD shall be written to reflect and elaborate on the objectives of the Southwark Plan and to assist both applicants and Southwark staff to ensure good quality design statements are submitted with planning</p>

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	<p>indicate otherwise.</p> <p>The Southwark Plan includes three overall objectives, these being:</p> <p>SP 1 Sustainability, Equality and Diversity</p> <ul style="list-style-type: none"> <li>• All land use decisions must achieve or contribute towards sustainable development</li> <li>• Development must ensure that the 6 equality target groups are not disadvantaged</li> </ul> <p>SP2 Participation</p> <ul style="list-style-type: none"> <li>• All development decisions should enable people from the 6 equality target groups to have meaningful opportunities to participate fully in planning decisions</li> </ul> <p>SP3 Quality and Accessibility</p> <ul style="list-style-type: none"> <li>• All developments should be accessible, improving peoples life chances by achieving the highest possible quality developments with all infrastructure required to meet peoples needs within Southwark.</li> </ul> <p>Strategic issues based policies focus the overall objectives on particular issues. Of particular importance are:</p> <ul style="list-style-type: none"> <li>• SP 10 Development Impacts</li> <li>• SP 11 Amenity and Environmental Quality</li> <li>• SP 13 Design and Heritage</li> </ul> <p>There are also a number of Policies particularly relevant to Design Statements and Good Quality Urban Design, these include:</p> <ul style="list-style-type: none"> <li>• Policy 3.11 Quality in Design</li> <li>• Policy 3.13 Urban Design</li> <li>• Policy 3.14 Designing Out Crime</li> <li>• Policy 3.15 Conservation of the Historic Environment</li> <li>• Policy 3.18 Setting of Listed Buildings, Conservation Areas and World</li> </ul>	<p>applications and new developments that are of the high standards to improve the environment for Southwark residents.</p>
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	<p>Heritage Sites</p> <ul style="list-style-type: none"> <li>• Policy 3.20 Tall Buildings</li> <li>• Policy 4.2 Quality of Residential Accommodation</li> <li>• Policy 5.2 Transport Impacts</li> <li>• Policy 5.6 Walking and Cycling</li> <li>• Policy 5.7 Parking Standards for the mobility impaired</li> <li>• Policy 5.8 Other Parking</li> </ul>	
<p><b>London Borough Southwark: Biodiversity Action Plan (draft) 2006</b></p>	<p>The Southwark Biodiversity Action Plan (BAP) is a document and a 'toolkit' which provides officers, members, residents and other key stakeholders with information and guidance on protecting, managing and promoting key wildlife habitats and species within the London Borough of Southwark.</p> <p>The Southwark BAP covers the London Borough of Southwark. This includes all parks and public spaces, housing land, and all School grounds and sports fields. It also includes the Thames, lakes and ponds, built environment, highways and railsides. The generic Action Plan covers all the above while specific important habitats and species are targeted by individual action plans.</p>	<p>The development of the SPD should take account of this document in preparing policies and proposals.</p>
<p><b>Southwark Alliance, Neighbourhood Renewal Strategy 2002-2004</b></p>	<p>Southwark's neighbourhood renewal strategy (NRS) sets out the main actions that will be taken to address poverty and social exclusion to improve quality of life within the most deprived neighbourhoods in Southwark. Important actions include preparing Neighbourhood Plans.</p> <p>The NRS identifies sixteen priority neighbourhoods determined by community boundaries, geography, levels of unemployment, income, health and well being, education levels achieved, crime and the IMD. This document is guided by the Index of Multiple Deprivations and related Domains.</p>	<p>The development of the SPD should take account of this document in preparing policies and proposals.</p>
<p><b>Southwark Crime and Drugs Strategy 2005-2008</b></p>	<p>The Crime and Drugs Strategy (2005 to 2008) follows on from the 2001 Crime and Disorder Strategy as a key means of directing and coordinating the statutory agencies response to reduce crime levels and improve people's perception of public safety. The strategy supports the key themes from the previous strategy</p>	<p>The development of the SPD should take account of this document in preparing policies and proposals. The</p>

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	<p>being preventing and reducing youth crime, tackling and reducing anti social behaviour, challenging and reducing hate crime, preventing and reducing the harm caused by drug and substance abuse and serious and violent crime. This strategy also introduces three additional work areas being tackling violent crime, improving support for victims and witnesses and alcohol related crime. Much of the crime that is undertaken in Southwark takes place as specific hotspots, these locations include the Elephant and Castle, Peckham High Street, Camberwell and East Street/Walworth Road.</p> <p>This document sets targets for crime reduction, but these targets report on indirect outcomes, and cannot be used to pre-appraise policy or project alternatives.</p> <p>Targets derived from this strategy are mirrored in the performance management framework of the Council's Community Strategy, "Southwark 2016". For example: Reduce overall crime by 20% (PSA 1)</p>	<p>Secure by Design principles should be a key consideration in the design process and this will be an important consideration for the SPD.</p>
<p><b>London Borough Southwark: Draft Open Space Strategy</b></p>	<p>The objectives of the strategy are as follows:</p> <ul style="list-style-type: none"> <li>• Identify the need for more public open spaces</li> <li>• Assess the quality of existing spaces</li> <li>• Ensure that all Southwark’s residents gain enjoyment from its open spaces</li> <li>• Provide model planning policies to protect open spaces and promote new provision</li> <li>• Advise on the need for improved or changed management practices</li> <li>• Identify priorities for capital investment and revenue spending</li> </ul> <p>There are no specific targets.</p>	<p>The development of the SPD should take account of this document in preparing policies and proposals. The SA objectives include one relating to open space.</p>

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<p><b>Southwark Council Tourism Strategy (2005-2010) and Action Plan (2005-2008)</b></p>	<p>The new tourism strategy, which covers the period 2005-2010, sets out an updated and expanded policy framework to guide development and promotion of tourism for the benefit of the area and its residents. By having such a strategy, Southwark seeks to ensure that the Borough is best placed to benefit from the £8 billion generated in London each year from tourism.</p> <p>The Vision for Southwark is to create a destination that, through the quality and vibrancy of its offer, is a must see location for any trip to London.</p> <p>The strategic aims of the strategy are:          Strategic Aim 1: To increase the economic value of tourism to Southwark.          Strategic Aim 2: To maximise the benefits of tourism for local communities.          Strategic Aim 3: To increase the spread of tourism and its benefits.</p> <p>Priorities for action:          The Council will focus its activities into 4 priorities for action. These are:          1) Marketing and promotion          2) Product development          3) Enterprise and employment development          4) Visitor management</p>	<p>The SPD should need to take account of the objectives of the Strategic Aims of the Tourism Strategy and by creating an attractive environment and desirable place to visit will assist the tourism industry.</p>
<p><b>Statement of Community Involvement (Submission Version, March 2006)</b></p>	<p>The Statement of Community Involvement sets out how and when Southwark Council will involve the public in the alteration and development of planning documents and planning applications. It ensures that there is effective community involvement in the planning process. It includes a number of priorities for community involvement:</p> <ul style="list-style-type: none"> <li>• Meeting legal statutory requirements;</li> <li>• Clarity about the level of consultation that will be carried out, aiming to go beyond statutory requirements;</li> <li>• Clarity about resources available for each consultation session;</li> <li>• Making sure that community involvement and cohesion are thought about so that decisions are developed and made with local people;</li> <li>• Promoting equality and valuing diversity trying to involve groups that do not usually come forward;</li> <li>• Investing in young people;</li> <li>• Being open, fair and transparent when involving people and making</li> </ul>	<p>The SPD needs to comply with the Statement of Community Involvement and involve the community as much as possible it developing the SPD. It also needs to ensure that applicants involve the community as much as possible in the planning application process and that design and access statements are accessible to all members of the community.</p>

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	<p>decisions;</p> <ul style="list-style-type: none"> <li>• Making sure that social, economic and environmental factors are taken into account for sustainable decisions;</li> <li>• Taking decisions based on quality of decisions rather than just quantity; and</li> <li>• Making sure people know how their involvement has been taken into account and feeding back how much their involvement is appreciated.</li> </ul>	
<p><b>Southwark Local Implementation Plan (LIP): 2005-10</b></p>	<p>The Local Implementation Plan (LIP) is a detailed statement of Southwark's approach to implementing the Mayor's Transport Strategy</p> <p>The plan consists of a main document and five complimentary plans - Road Safety Plan, School Travel Plan Strategy, Parking and Enforcement Plan, Walking Plan, and a Cycling Plan.</p> <p>10 key objectives of the TLIP are listed on page 2; and provide the basis for 6 key 'prioritised' objectives:          Provide access to sustainable transport for all;</p> <ul style="list-style-type: none"> <li>• Increase economic opportunity for all and promote social inclusion;</li> <li>• Improve safety on our roads;</li> <li>• Improve personal safety and security;</li> <li>• Improve the public realm;</li> <li>• Enhance integration of transport and land use.</li> </ul> <p>Part 6 of this document presents the performance indicators to be used to measure change between 2005 and 2011. It comprises local (London Borough Southwark) targets, Mayoral (Greater London Authority) targets, as well as targets to be used in the Local Implementation Plan annual monitoring report to Transport for London.</p>	<p>The development of the SPD should take account of this document and particularly in improving the public realm. The design and considerations of transport implications and the public realm, along with the height and bulk of buildings in particular locations will need to be considered and demonstrated in design statements.</p>

Appendix 4: Baseline Information

SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
1	SDI-1d	Public Transport Accessibility Level (PTAL) score of redevelopment sites identified by the plan/programme		Study area specific - GIS to evaluate.	LBS Transport Team – PTAL GIS layer	No comparator or target available.		Monitored during preparation of Sustainability Appraisal (SA).
1	SDI-1b	Estimated traffic flows per annum (million vehicle km).	LBS draft Transport Local Implementation Plan Target 5; LBS Annual Monitoring Report (Indicator 47)	2004: 862m kms pa	Department for Transport	2001: Estimated traffic flows of 890m vehicle kms  Target: To ensure there is no growth in traffic between 2001 and 2011.	Refer to Section 6.3.3 of the Local Implementation Plan	Monitored annually by DoT/GLA.
1	SDI-12c	IMD Barriers to Housing and Services Domain - Geographical Barriers Subdomain	Index of Multiple Deprivation	Refer to GIS Layer	Southwark - IMD2004 Borough Profile + GIS	No comparator or target available	Southwark - IMD2004 Borough Profile - 2006	Data collection managed by corporate strategy team.
2	SDI-2a	% of a) residential and b) non residential development approvals that comply with emerging UDP car parking requirements	DCLG National Core Output Indicator-3a; LBS Annual Monitoring Report (Indicator 45)	2004-2005 a): 231 housing schemes permitted of which 77% had no parking spaces; there was an average of 1 parking space provided	LBS Annual Monitoring Report 2005	No comparator or target available.		Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.

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SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
				per 3.1 dwellings approved. b): no baseline data available.				
2	SDI-2b	% development approvals that comply emerging UDP cycle parking requirements.	Derived from DCLG National Core Output Indicator-3a; LBS Annual Monitoring Report (between 45, 46)	No baseline data available.	Derived from DCLG National Core Output Indicator-3a	No comparator or target available.		Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.
2	SDI-2c	Mode of travel to work	LBS draft Transport Local Implementation Plan Target 7; LBS Annual Monitoring Report (not a target)	1991: Mode of travel to work Car driver - 25% Car passenger - 6% Van/lorry - 2% Motorcycle - 1% Cycle - 4% Walk - 17% National rail - 10% Underground - 9%	LATS, 2001. Southwark (2005) Draft Transport Local Implementation Plan	Increase proportion of personal travel made by means other than car	LBS draft Transport Local Implementation Plan	Monitored occasionally by DoT/GLA/LBS Transport Policy Team

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SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
				Bus/tram - 25% Taxi - 1%				
2	SDI-2d	% Relevant Transport Local Implementation Plan Actions translated into the plan/programme.		Study area specific.	Southwark (2005) Draft Transport Local Implementation Plan & Draft Cycling Plan.	> 100%	Target suggested by LBS Planning Policy Team.	Monitored during preparation of Sustainability Appraisal (SA).
3	SDI-3a	The proportion of new residential dwellings that have been completed/built at (i) less than 78 habitable rooms per hectare (hr/ha) (30 dwellings per hectare) (ii) between 78 and 130 habitable rooms per hectare (30 and 50 dwellings per hectare) and (iii) more than 130 habitable rooms per hectare (50 dwellings per hectare).	DCLG National Core Output Indicator-2c; LBS Annual Monitoring Report (Indicator 41)	2004-2005: No dwellings were built at a density of less than 78 hr/ha; 4% were built at a density between 78 and 130 hr/ha. The remaining 96% were built at densities in excess of 130 hr/ha.	LBS Planning Policy Team. Use GIS to evaluate area specific data.	Avoid densities of less than 78hr/ha, to encourage densities between 78 and 130 hr/ha and to allow higher densities in locations with good access to public transport.	DCLG PPG3 (2000)	Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.

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SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
4	SDI-4c	Average annual potable water consumption within study area (kL), by landuse type - (a) domestic, (b) office (c) retail.		2000: Residential - 160 litres/per capita/day; Office - 23L/per capita/day; Comm/Indust: 2.4L/sq.m/day	Refer to Elephant and Castle Resource Flow Assessment (p6) (2004).  <i>OFWAT, 2004</i>	Nat Avg (resid): 140Lpc/d  Suggested target : Reduce per capita demand by 20% of the national average. Thus the per capita day target would be 112L.	Commission for Sustainable Development in the South East (Institute for Public Policy Research) - Water Resources Working Paper (2005).	Updated through SA checklist.
4	SDI-4d	Average annual domestic water consumption, by type (a) potable, & (b) other (kL).		2000: Total consumption per capita [a+b] = 58kL/pa	Refer to Elephant and Castle Resource Flow Assessment (p6) (2004)	30kL of potable water per capital/pa. Meet additional 11kL/pa demand from rainfall and greywater reuse.	Integrating Renewable Energy into New Developments : A Toolkit (GLA, 2004).	Updated through SA checklist.
4	SDI-4e	Average annual domestic consumption of (a) natural gas, & (b) electricity (kWh).	Commission for Sustainable Development in the South East; Audit Commission Quality of Life Indicator-26	Variable dependent on applicable building regs.	Refer to Elephant and Castle Resource Flow Assessment (p4) (2004)	<3500kWh/per capita/per annum.	Mayors Energy Strategy 2004 (p) Refer to Elephant and Castle Resource Flow Assessment (2004)	Updated through SA checklist.

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SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
4	SDI-4f	Renewable Energy Capacity, by type (MWh).	DCLG National Core Output Indicator-9; LBS Annual Monitoring Report (Indicator 21)	2005: 0.1536MegaWatts (MW). Breakdown (MW) - Photo Voltaics: 0.041; Solar Thermal: 0.11; Wind: 0.0025.	Southwark Renewable Energy Database.	GLA: Generate 14% of Southwark's electricity from renewables by 2010. LBS: 10% of all development demand to be met by renewables.	Derived from the target in the Mayor's Draft Energy Strategy for Greater London. Southwark emerging UDP.	Monitored through Southwark Renewable Energy Database.
4	SDI-4g	# Sites of potential concern with respect to land contamination.	LBS Best Value Performance Indicator-216a	No data available (seek advice from Southwark Land Contamination Team)	Southwark Contaminated Land Database	No comparator or target available.	Southwark Contaminated Land Database	Monitored through Southwark Contaminated Land Database
4	SDI-4h	# Sites of potential contamination concern where risk rating is determined prior to granting development approval.	LBS Best Value Performance Indicator-216b	No data available (seek advice from Southwark Land Contamination Team)	Southwark Contaminated Land Database	No comparator or target available.	Southwark Contaminated Land Database	Monitored through Southwark Contaminated Land Database
4	SDI-4i	Production of secondary/recycled aggregates.	DCLG National Core Output Indicator-5b; LBS Annual Monitoring Report (Indicator 27)	No baseline data available.	No baseline - collect via LDD Checklist	Targets to be set at Pre-App stage as per Demolition Protocol guidelines.	Demolition Protocol (ICE, Enviro Centre & London Remade) - Guidance for Policy Planners - 14Jul05.pdf	Updated through SA checklist.

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<b>SDO</b>	<b>SOI Code</b>	<b>SDO INDICATOR DESCRIPTION</b>	<b>Source / Reference</b>	<b>BASELINE</b>	<b>Source / Reference</b>	<b>Comparators and Targets</b>	<b>Source / Reference</b>	<b>Monitoring Method</b>
5	SDI-5a	Net loss/gain of Site of Importance for Nature Conservation (SINCs)	DCLG National Core Output Indicator-; LBS Annual Monitoring Report (Indicator 32)	Southwark-wide: 348.8ha of land designated as a SINC	Refer to GIS Layer 'SINC'	No net loss of SINC.	Emerging UDP.	Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.
5	SDI-5b	Net rise/fall in annual average abundance of indicator species.	DCLG National Core Output Indicator-8(i); LBS Annual Monitoring Report (Indicator 32)	No baseline information available.		No comparator or target available.		Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.
5	SDI-5c	Net loss/gain in area (ha) of non-designated sites with intrinsic environmental value.	DCLG National Core Output Indicator-8(ii); LBS Annual Monitoring Report (Indicator 32)	No baseline information available.		No comparator or target available.		Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.
6	SDI-6a	Funding gained pa from s106 planning contributions	LBS Annual Monitoring Report (Indicator 17)	2004-2005: £2.98 million from signed legal agreements not	LBS Annual Monitoring Report	No comparator or target available.		Monitored annually by LBS Planning Policy Team through the LBS Annual

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SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
				including affordable housing.				Monitoring Report.
7	SDI-7a	Net rise/fall of capacity of good quality CHP (MWh)	Draft 2005 Southwark CHP and Insulation Strategy.	No baseline date available.	Derived from the draft Southwark CHP and Insulation Strategy 2005.	National Target: 10GW by 2010.	Derived from the draft Southwark CHP and Insulation Strategy 2005.	Monitored through Southwark CHP and Insulation Strategy 2005.
7	SDI-7b	% Populations serviced by single kerbside recycling	DCLG; Best Value Performance Indicator-91a	2004-05: 90.4%	Southwark Corporate Report (BVPI Report) 2005	2005-06 = 93%; 2006-07: 95%; 2007-08: 95%	Southwark Corporate Report (BVPI Report) 2005	Monitored through Southwark Corporate Report (BVPI Report) 2005
8	SDI-8a	# jobs derived from tourism industry in the borough	LBS Tourism Strategy	2002: 8,859 jobs supported through tourism in the borough.	London Borough of Southwark, STEAM REPORT, CRP 2002, Global Tourism Solutions (UK) Ltd	No comparator or target available		Monitored by LBS Tourism Team.
8	SDI-8d	# Attractions - tourism attractions in the study area	LBS Tourism Team	49 within the borough (refer to hard copy of Southwark Tourism Map).	LBS Tourism Team	No comparator or target available		Monitored by LBS Tourism Team.
9		No indicator available.						
10	SDI-10a	% Area of the relevant urban catchment managed according to DEFRA SUDS Guidance.		No baseline information available.	Contact Thames Water	40% by 2020. Milestones - 2008: >5%; 2010: >10%; 2015: 20%; 2015: 30%.	LBS Planning Policy Team	Updated LDD and SA checklist. Feeds LBS GIS.

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SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
11	SDI-11c	Ha of open space by UDP designation.	Emerging UDP	Southwark-wide: 594.2ha of designated open space (MOL: 486ha; BOL: 91.07ha; OOS: 17.12ha).	LBS Open Space Study - GIS Layer (2005)	No net loss of designated open space.	Emerging UDP.	Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.
11	SDI-11a	District Park Accessibility		Refer to Appendix 13 in emerging UDP	LBS Open Space Study - GIS Layer (2005)	No comparator or target available		Monitored through one-off study commissioned by LBS Planning Policy.
11	SDI-11b	Local Park Accessibility		Refer to Appendix 12 in emerging UDP	LBS Open Space Study - GIS Layer (2005)	No comparator or target available		Monitored occasionally by LBS Planning Policy Team through the LBS Annual Monitoring Report.
12	SDI-12a	IMD Health Deprivation and Disability Domain	Index of Multiple Deprivation	Refer to GIS Layer	Southwark - ID2004 Borough Profile + GIS	No comparator or target available	Southwark - ID2004 Borough Profile - 2006	Data collection managed by corporate strategy team.
13	SDI-13a	Proportion of premises with Secured by Design Certification, by type – (a) residential, (b) commercial.	LBS Annual Monitoring Report (Indicator 35)	No baseline information available.	Collect via updated LDD checklist	No comparator or target available		Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.

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<b>SDO</b>	<b>SOI Code</b>	<b>SDO INDICATOR DESCRIPTION</b>	<b>Source / Reference</b>	<b>BASELINE</b>	<b>Source / Reference</b>	<b>Comparators and Targets</b>	<b>Source / Reference</b>	<b>Monitoring Method</b>
13	SDI-13b	IMD Crime Domain	Index of Multiple Deprivation	Refer to GIS Layer	Southwark - ID2004 Borough Profile + GIS	No comparator or target available	Southwark - IMD2004 Borough Profile - 2006	Data collection managed by corporate strategy team.
16	SDI-16a	% Adopted LBS plans, programmes and policies prepared in accordance with the LBS Statement of Community Involvement.		No baseline data yet.	Statement of Community Involvement becomes operational in 2006.	All documents adopted to comply with SCI.	Statutory requirement	Monitored annually by LBS Planning Policy Team.
17	SDI-17a	CO2 emissions, and per capita emissions	Audit Commission Quality of Life Indicator-25	Total 2003: 1859 kila tonnes CO2; tonnes per capita = 7.32	DEFRA Regional 2003 CO2 Data Report (2005)	GLA: 20% cut in 1990 CO2 levels by 2020.	Mayor's Energy Strategy (2004)	
17	SDI-17b	Average SAP score of housing in the study area: (a) Council Housing, (b) New Private Housing.	Best Value Performance Indicator-63	(a) 2005: 63 (b) 2005: unknown	Southwark Housing Strategy (2004)	2006: 64 2007: 65 2008: 66 2009: 67	Southwark Housing Strategy (2004)	Monitored by Housing Strategy Team.
17	SDI-17c	Average Dwelling (CO2) Emission Rate (DER) of housing in the study area: (a) Council Housing, (b) New Private Housing.		No baseline information available. DER commences in April 06.		The CO2 Target Emission Rate (TER) is a 20% reduction of the emissions generated from a notional design of that dwelling.	Part-L UK Building Regs 17A+17B. (p4+5) (para19-24)	Monitored through enforcement of Building Regulations.

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18		The level of air quality based on number of days of pollution and carbon dioxide levels.	LBS Annual Monitoring Report (Indicator 20)	2004-2005: No days of high pollution; 19 days of moderate pollution. No data for carbon dioxide.	Southwark AQ Team.	Reduce carbon dioxide to 23% below 1990 levels by 2016.	Southwark AQ Team.	Monitored by Southwark AQ Team.
18	SDI-18b	IMD Living Environment Deprivation Domain - Outdoors Subdomain	Index of Multiple Deprivation	Refer to GIS Layer	Southwark - IMD2004 Borough Profile + GIS	No comparator or target available	Southwark - IMD2004 Borough Profile - 2006	Data collection managed by corporate strategy team.
18	SDI-18a	Net area of study area where AQ pollutants exceed UK National Targets.	ECI-5	Study area specific – use GIS to evaluate.	Southwark AQ Mapping (under development)	Reduce emissions and maximise dispersion.	LBS Environmental Health Team	Undertaken as part of the LBS AQM Action Plan.
19	SDI-19e	The volume and proportion of municipal/household waste arisings disposed of by landfill and incineration.	DCLG National Core Output Indicator-6a (t/pa); LBS Annual Monitoring Report (Indicator 23)	2004: 60,668 tonnes is disposed of by landfill which is 54.6%. 38,660 tonnes is disposed of by combined heat and power which is 34.8%.	Southwark Waste Management Strategy 2003-2031. (p19).	No comparator or target available	Refer to Mayor's 'Draft Alterations to the London Plan' (Oct 05) (Table 4A.5)	Waste Mgt Team reports annually to LBS SoE Report.

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SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
19	SDI-19f	Volume of municipal waste arising, with all types shown as percentage.	DCLG National Core Output Indicator-6b; LBS Annual Monitoring Report (Indicator 22)	2002/03: 107775t arising. 2004/05: 137,400t arising Domestic up 2%, and Commercial up 4.5%.	Southwark Waste Management Strategy 2003-2031. (p4). LBS Annual Monitoring Report 2005.	To limit the growth in Municipal Solid Waste arisings to below 3% by 2005/2006 and settle at 2% per year by 2010.	Southwark Waste Management Strategy 2003-2031. (p4) LBS Annual Monitoring Report 2005.	Waste Mgt Team reports annually to LBS Annual Monitoring Report
19	SDI-19a	The volume and proportion of household waste recycled and composted.	Audit Commission Quality of Life Indicator29; Best Value Performance Indicator82a+b; London Plan Performance Indicator19; LBS Annual Monitoring Report (Indicator 24)	2004/05: 137,400t collected & 10.8% recycled/composted.	Southwark Waste Management Strategy 2003-2031. (p4). LBS Annual Monitoring Report 2005.	2002/03: 107775t generated. 4% recycled or composted.  2010/11: 30%; 2015/16: 40%; 2020/21: 50%	Southwark Waste Management Strategy 2003-2031. (p4)	Tonnage monitored by LBS Waste Mgt Team

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SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
19	SDI-19b	Tonnage of domestic waste collected and percentage used to recover heat, power, energy (ie. incinerated).	Best Value Performance Indicator82c; LBS Annual Monitoring Report (Indicator 23)	2002/03: 107775t generated. 25% incinerated in SELCHP	Southwark Waste Management Strategy 2003-2031. (p4). LBS Annual Monitoring Report 2005.	2010/11: 30%	Southwark Waste Management Strategy 2003-2031. (p4) LBS Annual Monitoring Report 2005.	Tonnage monitored by LBS Waste Mgt Team
19	SDI-19d	Tonnage of construction waste, generated, collected and proportion recycled (aggregates and hardcore).		2002/03: 30t was collected and recycled by LBS waste services	Southwark Waste Management Strategy 2003-2031. (p19).	No comparator or target available		Tonnage monitored by LBS Waste Mgt Team and LBS Planning Compliance Team
20	SDI-20a	% area of the study area exposed to unacceptable noise levels.	ECI-5	Refer to London noise map	londonnoisemap.com	No comparator or target available		Undertaken as part of the LBS Noise Action Plan.
21	SDI-21a	Renewable Energy Capacity, by type (MWh).	DCLG National Core Output Indicator-9; LBS Annual Monitoring Report (Indicator 21 states the number of developments incorporating renewable energy)	2005: 0.136MW	Southwark Renewable Energy Database. Copy in RPP Library. Data Manager is Bob Fiddik.	GLA: Generate 14% of Southwark's electricity from renewables by 2010. LBS: 10% of all development demand to be met by renewables.	GLA: Mayor's Energy Strategy 2004. LBS: Southwark emerging UDP requires 10% demand to be met by renewables.	Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.

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SDO	SOI Code	SDO INDICATOR DESCRIPTION	Source / Reference	BASELINE	Source / Reference	Comparators and Targets	Source / Reference	Monitoring Method
24	SDI-24d	Average BREEAM rating of accredited commercial premises in the study area.	Southwark Community Strategy 2016	Southwark-wide: 14 premises, average score: Good.	Southwark Community Strategy 2016 PMF - draft 2005	No comparator or target available		Monitored through SA checklist.
24	SDI-24e	Average SAP score of homes within the study area (a) Council Homes, and (b) Private Housing.	Best Value Performance Indicator-63	(a) 2005: 63 (b) 2005: unknown	Southwark Housing Strategy (2004)	2006: 64 2007: 65 2008: 66 2009: 67	Southwark Housing Strategy (2004)	Monitored by Housing Strategy Team.
24	SDI-24a	# developments adopting ICE protocol.		No baseline data available.	Collect via updated LDD checklist	No comparator or target available		Waste Mgt Team reports annually to LBS SoE Report.
24	SDI-24c	Median design life of buildings approved since January 2006.		No baseline data available.	Collect via updated LDD checklist	No comparator or target available		Monitored through SA checklist.
26	SDI-26a	Extent of Conservation Areas (ha)	Emerging UDP	Southwark-wide: 64.03ha	Refer to emerging UDP Proposals Maps	Preserve or enhance character and appearance of CAs	Statutory requirement.	Through determination of planning applications.
26	SDI-26b	# Listed buildings at risk	LBS Annual Monitoring Report (Indicator 30)	2004-2005: 92	LBS Conservation Team.	2003-2004: 95	LBS Annual Monitoring Report	Monitored by English Heritage
27	SDI-27a	Extent of Archaeological Priority Zones (ha)	Emerging UDP	Southwark-wide: 422.3ha	Refer to emerging UDP Proposals Maps	Protect values.	Emerging UDP	Monitored by English Heritage/ LBS Archaeologist

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<b>SDO</b>	<b>SOI Code</b>	<b>SDO INDICATOR DESCRIPTION</b>	<b>Source / Reference</b>	<b>BASELINE</b>	<b>Source / Reference</b>	<b>Comparators and Targets</b>	<b>Source / Reference</b>	<b>Monitoring Method</b>
27		# of Ancient Scheduled Monuments	LBS Design & Conservation Team	Study area specific.	Refer to LBS Design & Conservation Team	Protect values.	Emerging UDP	Monitored by English Heritage/ LBS Archaeologist
28	SDI-28b	# planning permissions granted contrary to the advice of the Environment Agency on flood and/or water quality grounds.	DCLG National Core Output Indicator-7; LBS Annual Monitoring Report (Indicator 28)	No baseline information available.		No comparator or target available		Monitored annually by LBS Planning Policy Team through the LBS Annual Monitoring Report.
28	SDI-28a	% area of the relevant urban catchment managed according to DEFRA SUDS Guidance.		No baseline data available.	Thames Water	No target as progress dependent on development activity.		Updated LDD and SA checklist. Feeds LBS Annual Monitoring Report, SoE and GIS.
29	SDI-29a	Number of street trees within the study area.	GLA Local Performance Indicator 29.2	Study area specific.	Refer to GIS layer 'Tree'.	No comparator or target available		Monitored during preparation of Sustainability Appraisal (SA).
30	SDI-30a	Ecological Footprint per capita (global hectares)	GLA Local Performance Indicator 30.1	No baseline data available.		No comparator or target available		

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30	SDI-25a	Local people's satisfaction with living in their area.	LBS Neighbourhood Renewal Strategy.	Borough, Bankside, and Elephant and Castle 86%; Bermondsey and Rotherhithe 81%; Walworth 71%; Peckham / Nunhead 65%; Camberwell 70%; Dulwich 81%.	December 2000 MORI Poll performed for the Southwark Neighbourhood Renewal Strategy.	Increase satisfaction levels above that recorded in the December 2000 MORI poll.	LBS Neighbourhood Renewal Strategy 2002-04.	Monitoring undertaken by Corporate Services Team.
31		# crimes attributed to race hate	LBS Crime and Drugs Strategy 2005-2008.	2003-2004: 607	LBS Crime and Drugs Strategy 2005-2008.	2001-2002: 997	LBS Crime and Drugs Strategy 2005-2008.	Monitored by LBS Community Safety Team
31		Working-age employment rate	Draft LBS Employment Strategy (Barrier 1)	2003: Employment rate in Southwark: 68.2% (white); 54.3% (non-white) and 28.1% (people with a disability).	Draft LBS Employment Strategy	2003: Employment rate in UK: 74 and in London: 69.6 (all groups)  Target: increase employment rate of non-whites by 6 points by 2010.	Draft LBS Employment Strategy	Monitored by Economic Development Unit
31		# of Southwark residents receiving incapacity benefits	Draft LBS Employment Strategy	2004: 12,685	Draft LBS Employment Strategy	No comparator or target available	Draft LBS Employment Strategy	Monitored by Economic Development Unit

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<b>SDO</b>	<b>SOI Code</b>	<b>SDO INDICATOR DESCRIPTION</b>	<b>Source / Reference</b>	<b>BASELINE</b>	<b>Source / Reference</b>	<b>Comparators and Targets</b>	<b>Source / Reference</b>	<b>Monitoring Method</b>
31		# of BME learners on Adult and Community Learning funded courses.	Draft LBS Employment Strategy (Barrier 1)	2002-2003: BME learners across LSCLC 35%.	Draft LBS Employment Strategy	Increase by 5% by 2004-2005.	Draft LBS Employment Strategy	Monitored by Economic Development Unit
32		Number of childcare places in Southwark	Draft LBS Employment Strategy (Barrier 4)	2004: 7,700 Childcare places in Southwark.	Draft LBS Employment Strategy	Increase childcare places by 10%	Draft LBS Employment Strategy	Monitored by Economic Development Unit
32	SDI-23d	IMD Education, Skills and Training Deprivation - Skills Subdomain	Index of Multiple Deprivation	Refer to GIS Layer	Southwark - IMD2004 Borough Profile + GIS	No comparator or target available	Southwark - IMD2004 Borough Profile - 2005	Data collection managed by corporate strategy team.
32		IMD Employment Deprivation in Southwark Subdomain	Index of Multiple Deprivation	Refer to GIS Layer	Southwark - IMD2004 Borough Profile + GIS	No comparator or target available	Southwark - IMD2004 Borough Profile - 2006	Data collection managed by corporate strategy team.
33		Levels of respect for peoples of differing background		74% said that people from different backgrounds got on well together. 10% mentioned good community spirit as an attribute.	MORI Survey	No comparator or target available		Monitoring undertaken by Corporate Services Team.

## Appendix 5: Scoping of Sustainability Objectives, Coverage and Compatibility

### :Sustainability Appraisal Framework

SDO #	SEA Issue	Sustainable Development Objective	Decision Making Criteria	Relevance to SPD
1	Climatic Factors	To focus development at locations which are currently well served by public transport with spare existing capacity, walking or cycling, or at locations where improvements are planned to achieve increases in their modal share.	Does the policy/project encourage development at locations that enable walking, cycling and/or the use of public transport?	<b>Relevant</b> – The design statement will need to demonstrate that the location has informed the type and scale of building and its interaction with all forms of transport to discourage unsustainable forms of transport and the corresponding impact on the climate change.
2	Population	To reduce car dependency by improving transport choice and thus increasing the proportion of journeys made by public transport, by bicycle and by foot.	Does the policy/project encourage provision of infrastructure for walking, cycling and/or provision of public transport? Does the policy/project encourage access for all to public transport? Does the policy/project consider safety of pedestrian and cyclist access?	<b>Relevant</b> – In covering issues associated with the public realm and safety and security, the SPD will influence this objective.
3	Climatic Factors	To encourage sustainable development that is compact and mixed use as appropriate, with provision of key local services and amenity that will reduce the need to travel.	Does the policy/project encourage development at an appropriate density? Does the policy/project encourage mixed-use development? Does the policy/project encourage retention of key services and amenity such as schools and green spaces?	<b>Relevant</b> – The SPD will set guidelines for considering all relevant issues and how developments should be built.

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4	Soil Material Assets	To ensure that London makes more efficient use of natural resources and in particular, soil, mineral aggregates, water and energy.	Does the policy/project encourage more efficient supply and use of natural resources?	<b>Relevant</b> – Matters associated with use of natural resources will lie outside the scope of the SPD. However, details of materials and attention to their sustainability will be raised in the SPD and encouraged throughout the document, along with the design of renewable energy technology, water tanks, and other features of new buildings that attempt to ensure more efficient use of natural resources.
5	Biodiversity Fauna Flora	To protect and enhance existing biodiversity and natural habitats, and create new wildlife habitats.	Does the policy/project ensure protection and enhancement of sites of nature conservation importance?	<b>Relevant</b> – The SPD may have an indirect impact on the protection of open space and sites of nature conservation, particularly in relation to the design of buildings next to open space.
			Does the policy/project ensure protection and enhancement of non-designated sites?	
			Does the policy/project enhance biodiversity, encouraging the appropriate management of existing valuable habitats and the creation of new habitats?	
6	Population	To maximise the benefits of regeneration schemes for local people.	Does the policy/project include mechanisms that help to ensure that maximum local benefits are achieved?	<b>Relevant</b> – The design aspects of new buildings and regeneration improvements make a significant contribution to the local benefits achieved. The SPD will aim to ensure good quality urban design outcomes from developments.
7		To actively promote new clean technologies, particularly potential growth sectors of the environmental economy, renewable energy production and pollution control.	Does the policy/project encourage the adoption of new technologies e.g. renewable energy?	<b>Relevant</b> – Matters associated with the use of new technologies will be mentioned in the SPD and details will need to be provided with planning applications. Design Statements will need to assess the aesthetic impact of renewable technologies incorporated in development proposals.
			Does the policy/project promote identified growth sectors?	

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8		To develop London's tourism industry in ways that are economically, socially and environmentally beneficial.	Does the policy/project encourage sustainable tourism that will benefit the environment, social well-being and the economy?	<b>Relevant</b> – The SPD will have limited scope to encourage tourism, however the indirect consequences of good decision - making and improvements to the character of the urban environment will be a more attractive environment and more tourists and associated spin-offs.
			Does the policy/project encourage decentralisation of tourism?	
9		To ensure that inward investment projects are environmentally, socially and economically sustainable.	Does the policy/project encourage sustainable inward investment that will benefit the environment, social well-being and the economy?	<b>Not Relevant</b> – Although bad design can have negative implications for investment.
10	Water	To improve river and canal ecological and amenity qualities, and to seek more sustainable uses thereof.	Does the policy/project promote protection and enhancement of waterways?	<b>Relevant</b> – The SPD area includes the Thames footpath, parts of the former London docks and other waterways that any new development must respect, the SPD will require applicants to consider all impacts on waterways. The SPD will also make reference to water conservation and this will need to be considered as part of the design process.
			Does the policy/project promote sustainable use of waterways?	
11	Landscape	To protect, maintain, restore and enhance the quality of London's open spaces, to create new open space as appropriate, and to ensure that access to open space and the wider public realm is maintained.	Does the policy/project encourage restoration or enhancement of existing open spaces?	<b>Relevant</b> – The SPD will cover issues associated with access and visual impact on existing open spaces and the public realm in and around existing and proposed open space.
			Does the policy/project ensure access for all to existing open spaces?	
			Does the policy/project promote provision of new open space?	

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12	Human Health	To improve the health of Londoners, reduce health inequalities and promote healthy living.	Does the policy/project ensure improved provision of healthcare facilities in areas of acknowledged need?	<b>Not Relevant</b> – This will issue will be beyond the direct scope of the SPD.
			Does the policy/project promote healthy living through e.g. provision of walking and cycling facilities, or through provision of e.g. allotment space?	
13	Population	To reduce crime and the fear of crime	Does the policy/project ensure that issues relating to crime are considered at the design (or other appropriate) stage of development?	<b>Relevant</b> – The SPD will address matters associated with urban design, and will seek to ensure that new development serves to reduce crime and the fear of crime through appropriate design.
14	Population	To ensure that all Londoners have access to good quality affordable housing	Does the policy/project encourage an appropriate mix of quality dwellings in terms of size, mix and affordability?	<b>Not Relevant</b> – The SPD will not contain information to require affordable housing mix of dwellings and the like.
15	Material Assets	To ensure that where possible, new development occurs on derelict, vacant and underused previously developed land and buildings, and that land is remediated as appropriate.	Does the policy/project adopt a sequential approach to development with preference given to the reuse of previously developed land and buildings in sustainable locations?	<b>Not Relevant</b> – These issues will be addressed through other local plan policies and separate development plan documents, rather than through the SPD.
			Does the policy/project encourage the re-use of vacant dwellings?	
16	Population	To encourage communication between London's different communities, in order to improve understanding of differing needs and concerns.	Does the policy/project e.g. provide for public participation/consultation during the development process?	<b>Relevant</b> – The SPD should enable local community groups and stakeholders to participate in the process of preparing the guidance and consequently influence development in the area.

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17	Climatic Factors	To reduce emissions of greenhouse gases, and plan for further reductions, to meet or exceed national climate change targets	Does the policy/project encourage the generation and use of renewable energy?	<b>Relevant</b> – In covering issues associated with design and the public realm the SPD may have some limited influence this objective.
			Does the policy/project encourage energy efficiency?	
			Does the policy/project encourage the use of alternative modes of transport to the private car?	
18	Air	To improve air quality	Does the policy/project encourage the use of alternative modes of transport to the private car?	<b>Relevant</b> – The internal layout of buildings, their design and location and how they interact with potentially polluting main roads and the like need to be considered at the design phase of the development.
			Does the policy/project encourage the sustainable transportation of freight?	
			Does the policy/project encourage the use of alternatively fuelled vehicles?	
			Does the policy/project contribute to an improvement in air quality?	
19	Material Assets	To reduce the amount of waste requiring final disposal through waste minimisation, and to increase in order of priority, the proportion of waste reused, recycled and composted, and recovered.	Does the policy/project ensure reduction of waste during the development process?	<b>Relevant</b> – The provision of space for refuse storage, recycling and the like on development sites needs to be integral to the design of buildings and will be covered by the SPD.
			Does the policy/project promote reduction of waste during operation?	
			Does the Plan encourage the provision of an integrated network of sustainable waste management facilities?	

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			Does the Plan encourage the movement of waste up the hierarchy?	
20	Human Health	To minimise ambient noise using best practice techniques.	Does the policy/project ensure that new noise sensitive development will not be adversely affected by noise from existing development and operations?	<b>Relevant</b> – In the design of buildings the surroundings must be considered and necessary measures to mitigate against noise need to be considered and incorporated into the design at the earliest stage. The SPD will therefore require applications to address this issue.
			Does the policy/project ensure that new development will not adversely affect existing noise sensitive development or operations?	
21		To substantially increase the proportion of energy both purchased and generated from renewable and sustainable resources.	Does the policy/project encourage development of renewable energy infrastructure?	<b>Relevant</b> – The SPD will require applicants to demonstrate that they have considered how to incorporate renewable technology and passive sustainable construction methods in designing the building.
22	Climatic Factors	To promote investment in and use of sustainable rail and water freight transport.	Does the policy/project promote the provision of water/rail infrastructure?	<b>Not relevant</b> – Matters associated with this objective will lie outside the scope of the SPD.
			Does the policy/project promote the protection of existing water/rail facilities such as wharves and sidings?	
			Does the policy/project promote the location of development in suitable locations?	
23		To create a climate for investment in London, with a modern employment structure based on a combination of indigenous growth and inward investment.	Does the policy/project encourage the retention and/or growth of indigenous employment?	<b>Not relevant</b> – Matters associated with this objective will lie outside the scope of the SPD.

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			Does the policy/project encourage inward investment?	
24		To promote a high quality of urban design in conjunction with sustainable construction principles and techniques.	Does the policy/project stipulate the need for an urban design statement?	<b>Relevant</b> – Matters associated with urban design will be the main purpose of the SPD. The key objective of the document is to require design statements to be submitted with planning applications, and this will need to include specific details regarding sustainable construction.
			Does the policy/project encourage sustainable construction?	
25	Population	To tackle poverty and social exclusion in areas of particular need.	Does the policy/project encourage development that facilitates social cohesion?	<b>Not Relevant</b> – These issues will be beyond the scope of the SPD.
			Does the policy/project help tackle food poverty (e.g. protection of allotments/access to fresh and healthy food)?	
			Does the policy/project help tackle fuel poverty?	
			Does the policy/project provide opportunities for life long learning?	
			Does the policy/project encourage development opportunities in those areas in need of economic development?	
26	Cultural Heritage Landscape	To maintain and enhance the quality and integrity, and distinctiveness of the cityscape.	Does the policy/project encourage consideration to be given to the qualities of the existing townscape at the design stage?	<b>Relevant</b> – Matters relating to design and the streetscape will be an essential part of the SPD. The SPD will require proof that consideration has been given to respecting and improving the character of the townscape and the wider area.

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27	Cultural Heritage Architectural Heritage Archaeological Heritage	To maintain and enhance the historic environment and cultural assets of London.	Does the policy/project ensure protection and enhancement of conservation areas, listed buildings, archaeological features and Scheduled Ancient Monuments, Royal parks and other areas of intrinsic value?	<b>Relevant</b> – The SPD area contains archaeological protection zones, conservation areas, listed buildings, the Thames Special Policy Area, Scheduled Monuments and a World Heritage Site. The background assessment area for the view of St Paul’s and Westminster from various viewing locations also cuts through northern parts of the SPD area. These are all matters which will be relevant to the preparation of guidance in the SPD.
28	Water	To avoid development that will impact on areas at high risk from flooding.	<p>Does the policy/project encourage the use of SUDS?</p> <p>Does the policy/project reflect guidance on development in areas at risk from flooding?</p> <p>Does the policy/project take account of future risks of flooding due to climate change?</p>	<b>Relevant</b> – Parts of the SPD area lies in the floodplain of the Thames. Issues related to SUDs may also be indirectly relevant to the SPD.
29	Landscape Biodiversity	To increase tree cover as appropriate and ensure active and sustainable management of existing woodland.	<p>Does the policy/project encourage provision of increased tree cover?</p> <p>Does the policy/project encourage management of woodlands?</p>	<b>Relevant</b> – The SPD will cover issues related to urban design and public realm and quality of the built and natural environment, and may therefore have an indirect influence on tree cover.
30		To improve the image of London/Southwark as an exemplary sustainable city	Will the policy/project contribute to an improvement to the image of an exemplary and sustainable London?	<b>Relevant</b> – One of the main objectives of the SPD area is to improve the aesthetic quality of the borough, including part of central London, which is a major destination for tourists and employers. It is hoped the SPD will be catalyst for addressing the objective of making London an exemplary sustainable city.

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31	Population	To actively challenge discrimination against all marginalised groups in a consistent and comprehensive way	Does the policy/project help to meet the needs of different communities?	<b>Relevant</b> – The SPD will apply equally to the whole borough to ensure the highest standards of urban design are applied equally across the borough and within developments despite the tenure, regardless of the location and will also ensure that access for less mobile people is considered at the earliest stage of design.
32	Population	To ensure Londoners have access to opportunities for employment and occupation.	Does the policy/project promote development opportunities for employment and occupation?	<b>Not Relevant</b> – This will be beyond the scope of the SPD.
			Does the policy/project ensure an appropriate mix of housing and employment/occupation development?	
33	Population	To respect people and value their contribution to society.	Does the policy/project contribute to improved quality of life for Londoners?	<b>Relevant</b> – The SPD should enable local community groups and stakeholders to participate in the process of preparing the guidance and consequently influence development in the area.
			Does the policy/project promote public participation and decision making?	

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Compatibility of SA Objectives

Objective	SDO 2	SDO 3	SDO 4	SDO 5	SDO 6	SDO 7	SDO 8	SDO 9	SDO 10	SDO 11	SDO 12	SDO 13	SDO 14	SDO 15	SDO 16	SDO 17	SDO 18	SDO 19	SDO 20	SDO 21	SDO 22	SDO 23	SDO 24	SDO 25	SDO 26	SDO 27	SDO 28	SDO 29	SDO 30	SDO 31	SDO 32	SDO 33
SDO 2																																
SDO 3	✓																															
SDO 4	✓	✓																														
SDO 5	0	✓	✓																													
SDO 6	✓	✓	0	?																												
SDO 7	✓	0	✓	✓	0																											
SDO 8	✓	✓	✓	✓	0	0																										
SDO 9	✓	✓	✓	✓	✓	0	0																									
SDO 10	✓	✓	0	✓	✓	0	0	0																								
SDO 11	✓	✓	0	✓	✓	0	0	0	0																							
SDO 12	✓	✓	0	0	✓	0	0	0	0	✓																						
SDO 13	✓	✓	0	0	✓	0	0	0	0	0	0																					
SDO 14	0	0	0	?	✓	0	0	0	0	0	0	0																				
SDO 15	0	✓	✓	0	✓	0	0	0	0	0	0	0	0																			
SDO 16	0	0	0	0	✓	0	0	0	0	0	0	0	0	0																		
SDO 17	✓	✓	✓	0	0	✓	✓	✓	0	0	0	0	0	0	0																	
SDO 18	✓	✓	✓	✓	✓	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 19	0	0	✓	✓	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 20	0	0	0	0	✓	0	✓	✓	0	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 21	?	0	✓	✓	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 22	✓	0	✓	✓	0	✓	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 23	✓	✓	0	?	✓	✓	?	0	0	0	0	✓	?	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 24	✓	✓	0	0	✓	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 25	✓	✓	0	0	✓	0	0	✓	0	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 26	0	?	0	0	✓	0	✓	0	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 27	0	?	0	0	✓	0	✓	0	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 28	0	?	0	✓	✓	0	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 29	0	✓	0	✓	✓	0	0	0	0	✓	✓	0	?	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 30	✓	✓	✓	✓	0	✓	0	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 31	✓	✓	0	0	✓	0	✓	✓	0	✓	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 32	✓	✓	0	0	✓	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SDO 33	0	0	0	0	✓	0	✓	✓	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

✓ Compatible  
 0 No sig. link  
 ? Depends on implementation

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Coverage of SA Objectives

Objective	Environmental	Social	Economic
SDO 1	✓	✓	
SDO 2	✓	✓	
SDO 3	✓	✓	✓
SDO 4	✓		
SDO 5	✓		
SDO 6		✓	✓
SDO 7	✓		✓
SDO 8	✓	✓	✓
SDO 9	✓	✓	✓
SDO 10	✓		
SDO 11			
SDO 12	✓	✓	
SDO 13		✓	✓
SDO 14		✓	
SDO 15	✓		
SDO 16		✓	
SDO 17	✓		

Objective	Environmental	Social	Economic
SDO 18	✓	✓	
SDO 19	✓		
SDO 20	✓	✓	
SDO 21	✓		
SDO 22	✓		✓
SDO 23		✓	✓
SDO 24	✓	✓	
SDO 25		✓	
SDO 26	✓		
SDO 27	✓	✓	
SDO 28	✓	✓	✓
SDO 29	✓		
SDO 30	✓	✓	✓
SDO 31		✓	
SDO 32		✓	✓
SDO 33		✓	

**Appendix 6 - Appraisal Matrixes**

**A6.1 - Compatibility of objectives of draft SPD with sustainability objectives**

Objectives of draft SPD

1. To add further detail to the UDP Part 1 vision and strategy for Southwark;
2. To provide additional clarification on the application of generic and area specific UDP Part 2 policies, with specific regard to urban design;
3. To provide urban design advice with the aim of improving the quality of information submitted with planning applications;
4. To provide guidance to developers to inform the design process, and the formation of design concepts and development proposals;
5. To provide a framework for assessing the suitability of information submitted with planning applications, in order to validate an application, and also inform the assessment process.

Draft SPD Objectives	Sustainability Objectives																																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
1	√	√	√	√	√	√	√	√	-	√	√	√	√	-	-	√	√	√	√	√	√	-	-	√	-	√	√	√	?	√	√	-	√
2	√	√	√	√	√	√	√	-	-	√	√	-	√	-	-	-	?	√	√	√	√	-	-	√	-	√	√	√	?	?	?	-	?
3	√	√	√	√	√	-	√	-	-	√	√	-	√	-	-	-	?	-	√	√	√	-	-	√	-	?	√	√	?	?	?	-	√
4	√	√	√	√	√	-	√	-	-	√	√	-	√	-	-	-	?	√	√	√	√	-	-	√	-	√	√	√	?	?	√	-	√
5	√	√	√	√	√	-	√	?	-	√	√	-	√	-	-	√	?	?	√	√	√	-	-	√	-	√	√	√	?	?	√	-	√

**Legend**

√ Compatible      - No relationship      ? Depends on implementation      X Incompatible

**Commentary**

Collectively the objectives of the draft SPD are compatible with the sustainability options. There are a number of sustainability objectives, principally numbers 8, 9, 14, 15, 22, 24, 25 and 32 which have no relationship with the draft SPD objectives. This is because the sustainability objectives seek answers to questions beyond the scope of the draft SPD. For example sustainability objective 14 seeks to ensure that all Londoners have access to good quality affordable housing. The draft SPD does not look to provide information on affordable housing and the mix of housing as this will be covered through the Unitary Development Plan and another SPD and so there is no relationship within this document. There are also a number of cases where the compatibility of the draft SPD objectives and the sustainability objectives depends on implementation. For example sustainability objectives 29 and 30. The draft SPD needs to ensure that implementation allows the sustainability objectives to be fulfilled. There are no examples of incompatibility between the two sets of objectives, and so the overall compatibility of the objectives is increased.

## A6.2 - Appraisal of options (strategic alternatives)

### Description of options

The options are limited due to the content of design and access statements being prescribed in the GDPO and Circular 01/2006.

<b>Option A</b>	<b>Option B</b>	<b>Option C</b>
No SPD. Use the guidance set out in the GDPO, the Circular and the CABE guidance to assist in the writing, reading and understanding of design and access statements. This option will also rely on policy 3.11 of the emerging UDP, which briefly states that a design statement is needed for most applications.	A leaflet elaborating on policy 3.11 of the emerging UDP and the guidance in the GDPO, the Circular and the CABE document. The guidance note, or leaflet would have little if any weight in the determination of a planning application.	Produce a SPD to expand on policy 3.11 of the emerging UDP, the guidance in the GDPO, the Circular and the CABE document. As an adopted SPD which forms part of the Local Development Framework, it will hold significant weight as a material consideration in determining a planning application.

### Assumptions and limitations of appraisal

For the purposes of appraising the strategic alternatives:

- Each of the 3 options were appraised against the sustainability objectives.
- There is a limitation on what the different options could be as the GDPO and Circular 01/2006 set out in broad terms the issues which must be covered in a design and access statement.

## Sustainability Report: Design and Access Statements SPD

### Appraisal matrix

+ Positive      – Negative      +/- Minor      S Short term      M Medium term      L Long term  
 0 Neutral      ? Uncertain      +++/-- Major

SDO	Option A – Rely on the existing guidance				Option B – Produce a leaflet to expand on the existing guidance				Option C – Produce a SPD to expand on the existing guidance			
	Effect			Commentary	Effect			Commentary	Effect			Commentary
	S	M	L		S	M	L		S	M	L	
1	+	+	+	The UDP states that developments which generate large number of trips should be located in areas which have good access to public transport.	+	+	+	A leaflet would reiterate UDP policy.	++	++	++	The SPD would require applicants to focus development in locations accessible by public transport, walking and cycling. It would reinforce the message that ease of movement for pedestrians, cyclists and those with mobility impairments should be considered as part of the design process from the outset.
2	+	+	+	UDP policies and existing guidance require developments to reduced car dependency and increase transport choice.	+	+	+	A leaflet would reiterate UDP policy.	++	++	++	The SPD would place even more emphasis on ensuring access for all to public transport and ensuring developments are not just accessible to cars and would link into the design process from the outset.
3	+	+	+	Existing guidance in the Circular and GDPO requires applicants to consider the amount of development when writing their design and access statement. Existing policies within the emerging UDP require applicants to consider density.	+	+	+	A leaflet would reiterate the guidance in the UDP, the Circular and the GDPO	++ +	++ +	++ +	Amount including density and the mix of uses would be a key element covered within the SPD. It would require developers to consider the intensity of the use proposed as part of the design process, to be justified in terms of context, rather than simply a figure in the density matrix.
4	+	+	+	The UDP includes policies requiring the efficient uses of resources, including water and energy resources.	+	+	+	A leaflet would reiterate the guidance in the UDP butt would not form part of the LDF and so would have little additional impact over the UDP.	++	++	++	The SPD option has the potential to encourage developments to make more efficient use of natural resources by requiring applicants to

Sustainability Report: Design and Access Statements SPD

SDO	Option A – Rely on the existing guidance				Option B – Produce a leaflet to expand on the existing guidance				Option C – Produce a SPD to expand on the existing guidance			
	Effect			Commentary	Effect			Commentary	Effect			Commentary
	S	M	L		S	M	L		S	M	L	
												consider this within their proposals. There is a limit to how much detail the council can expect design and access statements to cover.
5	--	+	+	The UDP contains a policy which seeks to ensure that biodiversity values are protected.	+	+	+	A leaflet would not form part of the LDF and would have little additional impact over the UDP.	+	+	++	The SPD does not provide specific guidance on how biodiversity should be protected. It does require it to be taken into account though through consideration of landscaping which over the longer term may enhance biodiversity.
6	+	+	+	The UDP includes policies which ensure the local people benefit from regeneration schemes, such as the policy on Section 106 agreements which ensures money accrued from a development benefits the local community.	+	+	+	The leaflet would reiterate the guidance in the UDP but would not be part of the LDF and so would have little additional impact over the UDP.	++	++	++	The SPD would provide additional guidance for developers to ensure the design and access arrangements of their proposal benefits the local community. This would include early consultation with local communities at an early stage in the design process..
7	+	+	+	Existing guidance in the UDP promotes clean technologies	+	+	+	The leaflet would reiterate guidance in the UDP.	++	++	++	In addition to reiterating the UDP, the SPD would ensure the promotion of clean technologies where possible is central to the design of the development, from as early as possible in the design process.
8	+	+	+	Existing guidance in the UDP seeks to develop London's tourism in a sustainable way including ensuring it does not have a detrimental impact on the environment or local amenity.	+	+	+	The leaflet would reiterate the policies in the UDP.	+	+	+	The SPD would reiterate policies in the UDP and may have a slightly more positive impact through ensuring design is central to all developments which may have a positive impact on ensuring

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SDO	Option A – Rely on the existing guidance				Option B – Produce a leaflet to expand on the existing guidance				Option C – Produce a SPD to expand on the existing guidance			
	Effect			Commentary	Effect			Commentary	Effect			Commentary
	S	M	L		S	M	L		S	M	L	
												sustainable tourism.
10	+	+	+	Existing guidance in the UDP requires sustainable uses of rivers and canals.	+	+	+	The leaflet would reiterate the UDP.	+	+	+	The SPD would reiterate the guidance in the UDP. It is unlikely to provide much additional guidance on improving river and canal quality.
11	+	+	+	Existing guidance in the UDP seeks to protect, maintain, restore and enhance the quality of London's open spaces.	+	+	+	The leaflet would reiterate the guidance in the UDP.	+	+	+	The SPD would reiterate UDP guidance but would be unlikely to add anything extra specifically on open space.
13	+	+	+	Existing UDP policy seeks to reduce crime and the fear of crime.	+	+	+	The leaflet would reiterate UDP policy.	++	++	++	The SPD would require applicants to consider how to design out crime early on in the design process which would have a greater impact on reducing crime levels.
16	+	+	+	The UDP and other guidance includes policies to encourage communication between London's different communities..	+	+	+	The leaflet would reiterate policies in the UDP and other guidance.	+	+	+	The SPD would continue to reiterate the guidance in the UDP, SCI and other existing guidance.
17	+	+	+	The UDP and existing guidance includes policies aimed at reducing emissions of greenhouse gases.	+	+	+	The leaflet would reiterate the UDP and existing guidance.	++ ?	++ ?	++ ?	The SPD would reiterate the UDP and existing guidance. It is possible that it may have more of an impact than the other 2 options by requiring applicants to consider how to reduce greenhouse emissions as part of the design of the development.
18	+	+	+	UDP policies look at improving air quality.	+	+	+	The leaflet would reiterate the UDP policies.	++ ?	++ ?	++ ?	The SPD would reiterate existing UDP policies and may have a further positive impact by requiring developers to consider improving air quality earlier on in the design process.

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SDO	Option A – Rely on the existing guidance			Commentary	Option B – Produce a leaflet to expand on the existing guidance			Commentary	Option C – Produce a SPD to expand on the existing guidance			Commentary
	Effect				Effect				Effect			
	S	M	L		S	M	L		S	M	L	
19	+	+	+	UDP policies look at waste minimisation.	+	+	+	The leaflet would reiterate the UDP policies.	++	++	++	The SPD would require applicants to design waste minimisation into the design of their development which should help increase the positive impact on this sustainability objective.
20	+	+	+	The UDP includes guidance on minimising ambient noise and reducing its impact on local amenity.	+	+	+	The leaflet would reiterate the UDP guidance.	+	+	+	The SPD would continue to reiterate the UDP guidance on noise.
21	+	+	+	Existing UDP policies seek to increase the proportion of renewable energy in developments.	+	+	+	The leaflet would reiterate UDP policy.	++	++	++	The SPD would have a further positive impact because applicants would be required to link using renewable energy with the design of the development.
24	++	++	++	Existing UDP and other guidance requires high quality urban design.	++	++	++	The leaflet would reiterate existing UDP guidance.	++	++	++	The SPD focuses on high quality urban design and by explaining what is requiring in a design and access statement would have a major positive impact on promoting high quality urban design.
26	+	+	+	Existing UDP and other guidance requires maintenance and enhancement of the cityscape.	+	+	+	The leaflet would reiterate the guidance in the UDP and other documents.	++	++	++	The SPD would link quality and integrity of the cityscape with design and access within the evolutionary design process and so a positive impact would arise.
27	++	++	++	Existing guidance places a statutory duty on the council to maintain and enhance the historic and cultural assets of London.	++	++	++	The leaflet would reiterate the existing guidance.	++	++	++	The SPD would place an emphasis on the design process to ensure preservation and enhancement of the historic environment.
28	+	+	+	Existing UDP policies ensure applicants avoid development on	+	+	+	The leaflet would reiterate the UDP policies.	++	++	++	The SPD would place a greater emphasis on design to minimise risk

Sustainability Report: Design and Access Statements SPD

SDO	Option A – Rely on the existing guidance				Option B – Produce a leaflet to expand on the existing guidance				Option C – Produce a SPD to expand on the existing guidance			
	Effect			Commentary	Effect			Commentary	Effect			Commentary
	S	M	L		S	M	L		S	M	L	
				areas at high risk from flooding.								from flooding such as by using SUDS.
29	+	+	+	Existing policies ensure active management of existing woodland and increased tree cover where appropriate.	+	+	+	Existing policies ensure active management of existing woodland and increased tree cover where appropriate.	+	+	+	The SPD would reiterate existing policies but would be unlikely to have much of an impact on this objective
30	+	+	+	Existing UDP polices seeks to improve Sotuthwark’s image.	+	+	+	The leaflet would be likely to reiterate existing UDP policy.	++	++	++	The SPD would place much emphasis on the aesthetic quality of the borough in relation to design and access which would improve the image of Southwark.
31	++	++	++	The UDP, SCI and other guidance actively challenges disrimination against all groups.	+	+	+	The leaflet would reiterate the UDP, SCI and other guidance.	++	++	++	The SPD would apply equally across the borough and assist in making information about design and access more easily available to the community.
33	++	++	++	UDP, SCI and other policies promote public participation and consultation.	++	++	++	The leaflet would reiterate existing guidance.	++	++	++	The SPD would further the SCI and the UDP policies by encouraging developers to engage with local communities in all stages of the design process.

### A6.3 - Appraisal of preferred option (draft SPD)

#### Assumptions and limitations of appraisal

For the purposes of appraising the preferred option:

- The appraisal assesses how effectively each key point of guidance contributes to sustainability. A positive score means that the SPD will help reduce negative impact, based on consideration of the benefits and costs of the guidance.
- The points of guidance are outlined in section 2 of this document.
- The no SPD option looks at what would be the effect on each sustainability object if there was no SPD.

#### Appraisal matrix

+ Positive      - Negative      +/- Minor  
 0 Neutral      ? Uncertain      +++/--- Major

Point of Guidance – The evolutionary process a development needs to go through to reach the final design, to include assessment, involvement, evaluation and design.					
		Preferred Option	No SPD option		
SDO	Effect	Commentary	Effect	Commentary	
1	++	By considering design and access at an earlier stage of the development and demonstrating the evolutionary process the development goes through, a more positive impact will be achieved on locating development that enables walking cycling and the use of public transport.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
2	++	By requiring applicants to demonstrate the evolutionary process the development has gone through the reach the final design, transport and access issues will be considered at an earlier stage of the design of the development and this would increase its positive impact.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
3	++	Following an assessment-involvement-evaluation-design process means applicants should consider density and mixture of uses at an earlier stage of development and link it to the design of the development which should have a greater positive effect.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
4	++	The evolutionary process will encourage applicants to consider	+	Existing UDP policy and guidance in the GDPO and Circular would	

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<b>Point of Guidance – The evolutionary process a development needs to go through to reach the final design, to include assessment, involvement, evaluation and design.</b>					
<b>Preferred Option</b>			<b>No SPD option</b>		
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>	<b>Effect</b>	<b>Commentary</b>	
		using natural resources more efficiently early in the design process.		ensure there is at least a minor positive impact on this sustainability objective.	
<b>5</b>	+	It is unlikely that this point of guidance will have any more of a positive impact on this objective than the existing UDP policies.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>6</b>	++	The involvement stage of the process involves consultation with local people on the design of the development and this should ensure a positive benefit. It will require developers to take into account the views of local people earlier within the design process which should have a positive impact in final design of the development.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>7</b>	+	Although the SPD will require applicants to encourage the use of new technologies such as renewable energy technologies, this point of guidance will not add to the positive impact from the existing UDP policies and other guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>8</b>	+	The SPD may have an indirect positive impact on developing sustainable tourism through the promotion of well designed developments. It is unlikely to be a major impact and is considered to just reiterate existing policy and guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>10</b>	+	By looking at the surrounding context, existing waterways would be taken into consideration as part of the evolutionary process of the design. It is unlikely to add to the existing guidance and policies.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>11</b>	+	The point of guidance would reiterate existing UDP policy and other guidance but would be unlikely to add to the existing positive impact on this objective.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>13</b>	+	This point of guidance would be unlikely to have a major impact on reducing crime. Other points of guidance within the SPD are likely to have more of a positive impact.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>16</b>	+	The point of guidance would reiterate existing UDP policy. It is unlikely that by looking at the evolutionary process a more positive impact would be achieved.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	

**Sustainability Report: Design and Access Statements SPD**

<b>Point of Guidance – The evolutionary process a development needs to go through to reach the final design, to include assessment, involvement, evaluation and design.</b>				
<b>Preferred Option</b>			<b>No SPD option</b>	
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>	<b>Effect</b>	<b>Commentary</b>
17	+	The existing guidance in the UDP and other guidance would be reiterated.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
18	+	The evolutionary process is unlikely to add to the existing guidance on improving air quality.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
19	++	It is likely to have a very positive impact by requiring developers to look at issues such as waste minimisation and storage from an early stage in the development.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
20	+	The evolutionary process would reiterate UDP policies on minimising noise.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
21	++	The evolutionary process would reiterate existing UDP guidance but would be unlikely in this part of the SPD to refer to renewable energy.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
24	+++	Developers would be required to think about design and access throughout the whole of the application process. This should lead to a higher quality of design.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
26	+++	The evolutionary process requires the physical, social and economic contexts to be assessed and evaluated meaning the cityscape will be analysed as part of the process. This should ensure a major positive impact on the quality of the cityscape.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
27	+++	Looking at the physical, social and economic contexts will ensure the historic and cultural assets of London are taken into consideration.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
28	+	The existing UDP guidance would be reiterated in the SPD. The evolutionary process would not increase the positive impact already arising from the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
29	+	The UDP existing guidance would be reiterated through the evolutionary process.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.

## Sustainability Report: Design and Access Statements SPD

<b>Point of Guidance – The evolutionary process a development needs to go through to reach the final design, to include assessment, involvement, evaluation and design.</b>				
<b>Preferred Option</b>			<b>No SPD option</b>	
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>	<b>Effect</b>	<b>Commentary</b>
<b>30</b>	++	By placing more emphasis on the design process, the standard of design should improve throughout the borough and thus Southwark's image may also improve.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
<b>31</b>	++	Existing guidance in the UDP and SCI seeks to challenge discrimination. The evolutionary process of the design would continue to do this through the consultation and involvement stages of the process.	++	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
<b>33</b>	+++	The evolutionary process includes involving local communities and taking their views into considerations which will respect people and value their contribution to society. The evolutionary process increases public involvement which increases the positive impact on this objective.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
<p><b>SUMMARY:</b> Without the SPD all the sustainability objectives see at least a minor positive effect due to the existing guidance in the emerging Southwark Plan and other guidance covering all the issues in the sustainability objectives. With the SPD in place, this point of guidance increases the positive effect on the sustainability objectives by placing more emphasis on design and access from an early stage in the development of the application.</p>				

<b>Point of Guidance –Guidance on what a design and access statement should look like.</b>				
<b>Preferred Option</b>			<b>No SPD option</b>	
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>	<b>Effect</b>	<b>Commentary</b>
<b>1</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
<b>2</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
<b>3</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.

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Point of Guidance –Guidance on what a design and access statement should look like.					
		Preferred Option		No SPD option	
SDO	Effect	Commentary		Effect	Commentary
4	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
5	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
6	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
7	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
8	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
10	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
11	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
13	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
16	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
17	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.
18	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this

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<b>Point of Guidance –Guidance on what a design and access statement should look like.</b>						
		<b>Preferred Option</b>		<b>No SPD option</b>		
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>		<b>Effect</b>	<b>Commentary</b>	
		guidance in the UDP and other existing guidance.			sustainability objective.	
<b>19</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>20</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>21</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>24</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>26</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>27</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>28</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>29</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>30</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>31</b>	+	The guidance on what a design and access statement should look like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>33</b>	+	The guidance on what a design and access statement should look		+	Existing UDP policy and guidance in the GDPO and Circular would	

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Point of Guidance –Guidance on what a design and access statement should look like.					
Preferred Option			No SPD option		
SDO	Effect	Commentary	Effect	Commentary	
		like will not specifically affect this objective. It will reiterate the guidance in the UDP and other existing guidance.		ensure there is at least a minor positive impact on this sustainability objective.	
<b>SUMMARY:</b> The point of guidance explaining what design and access statements should look like will be unlikely to add to the impact of the UDP on the sustainability objectives. It will feed into the other points of guidance which explain the details of what needs to go into the design and access statements.					

Point of Guidance – The design principles and concepts that have been applied to the development. It sets out what to consider in relation to use, amount, layout, scale, landscaping and appearance.					
Preferred Option			No SPD option		
SDO	Effect	Commentary	Effect	Commentary	
1	++	The design principles and concepts will be applied to the location of development to ensure it is accessible to all and sustainable.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
2	++	The design principles and concepts will be applied to the location of development to ensure it is accessible to all and sustainable.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
3	+++	The principles and concepts will include linking the mixture of uses and the density of the development into the design of the proposal.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
4	++	As part of the principles and concepts, the applicant will be required to consider how the design of the development can assist in making more efficient uses of natural resources.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
5	+	The SPD will reiterate existing UDP policies. There may be a slight potential for it to further protect and enhance biodiversity by requiring the consideration of the landscape as part of the design process.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
6	++	The principles and concepts will include looking at the impact on local people and the surrounding area. By placing more emphasis on good design and access equally across the whole borough, local people should benefit from regeneration schemes.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
7	++	The SPD will cover renewable energy technologies, especially in	+	Existing UDP policy and guidance in the GDPO and Circular would	

**Sustainability Report: Design and Access Statements SPD**

<b>Point of Guidance – The design principles and concepts that have been applied to the development. It sets out what to consider in relation to use, amount, layout, scale, landscaping and appearance.</b>					
	<b>Preferred Option</b>			<b>No SPD option</b>	
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>		<b>Effect</b>	<b>Commentary</b>
		the layout section. This will have a positive impact by linking renewable energy with the design principles and concepts.			ensure there is at least a minor positive impact on this sustainability objective
<b>8</b>	+	Existing guidance in the UDP would ensure there is a positive impact on this objective. It is unlikely to have much more of an impact than the existing guidance.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>10</b>	+	The SPD will reiterate the UDP policies.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>11</b>	++	The layout , landscaping and appearance section will require open space to be considered where relevant and to positively impact on the development.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>13</b>	++	Layout will require crime and designing out crime to be integral to the development.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>16</b>	+	The SPD would reiterate existing guidance in the UDP and other documents.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>17</b>	++?	The design principles and concepts may help reduce greenhouse gas emission by requiring developers to design into their developments measures to reduce greenhouse emissions and reduce car dependency		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>18</b>	++?	Design principle and concepts may assist in improving air quality by requiring applicants to consider it earlier in the stages of design and in relation to the various elements of design.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>19</b>	++	The layout needs to account for waste disposal and minimising waste disposal and allowing space for recycling. By designing where this should go as an integral part of the design of the application, it will have an increased positive impact on the sustainability objective.		+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective

## Sustainability Report: Design and Access Statements SPD

<b>Point of Guidance – The design principles and concepts that have been applied to the development. It sets out what to consider in relation to use, amount, layout, scale, landscaping and appearance.</b>					
	<b>Preferred Option</b>			<b>No SPD option</b>	
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>	<b>Effect</b>	<b>Commentary</b>	
<b>20</b>	++	Design principles and concepts may improve the SPD's impact on noise minimisation by requiring it to be considered when looking at the various elements of design and access.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>21</b>	++	The SPD will require renewable energy to be considered in relation to how it can be designed into a development to improve both its sustainability and the design of the proposal.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>24</b>	+++	Raising the quality of the design is the main purpose of the principles and concepts guidance.	++	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective.	
<b>26</b>	+++	Major positive benefit as the principles and concepts work towards ensuring design improves the cityscape.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>27</b>	+++	Major positive benefit as the principles and concepts work towards looking after London's cultural and historical assets.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>28</b>	++	Rivers and canals will be positively looked at as part of the design principles and concepts section. SUDS will also be required to be considered.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>29</b>	+	.The SPD would reiterate the existing guidance in the UDP and other guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>30</b>	++	A main objective of design and access statements are to improve the aesthetic quality of the borough. This will assist in making the borough an exemplary sustainable city.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>31</b>	++	The concepts and principles seek to ensure that everyone can access the development, and this should help to actively challenge discrimination.	++	Existing UDP policy, SCI and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>33</b>	+++	The guidance aims to raise the standard of design and access statements which should take into account people's views.	+++	Existing UDP policy, SCI and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>SUMMARY:</b> The preferred option has a major positive impact on the sustainability objectives. Without the SPD there is still a positive impact but it is					

## Sustainability Report: Design and Access Statements SPD

<b>Point of Guidance – The design principles and concepts that have been applied to the development. It sets out what to consider in relation to use, amount, layout, scale, landscaping and appearance.</b>				
<b>Preferred Option</b>			<b>No SPD option</b>	
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>	<b>Effect</b>	<b>Commentary</b>
considerably increased with the SPD option. In particular objectives relating to sustainable transport and improving the quality of urban design see major positive impacts.				

<b>Point of Guidance – How and when to consider issues of access and to ensure the development is accessible to all members of the community, regardless of mobility.</b>				
<b>Preferred Option</b>			<b>No SPD option</b>	
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>	<b>Effect</b>	<b>Commentary</b>
<b>1</b>	+++	Major positive benefit as issues of access will include looking at how to actually access the site including by a range of transport modes.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>2</b>	+++	The SPD will set out that means of transport other than just the car must be considered so that all members of the community can access the site.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>3</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>4</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>5</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>6</b>	++	The SPD will seek to improve the access to developments which would help to increase the positive impact on maximising the benefits of regeneration schemes for local people.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>7</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective
<b>8</b>	+	The SPD would reiterate the existing guidance in UDP policy and	+	Existing UDP policy and guidance in the GDPO and Circular would

**Sustainability Report: Design and Access Statements SPD**

<b>Point of Guidance – How and when to consider issues of access and to ensure the development is accessible to all members of the community, regardless of mobility.</b>					
<b>Preferred Option</b>			<b>No SPD option</b>		
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>	<b>Effect</b>	<b>Commentary</b>	
		other guidance. The section on access would not add to the existing guidance.		ensure there is at least a minor positive impact on this sustainability objective	
<b>10</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>11</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>13</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>16</b>	++	As part of increasing access to all members of the community, the SPD will encourage communication between London's different communities and with the council. This will include public consultation and using the consultation feedback to improve the design of the development.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>17</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>18</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>19</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>20</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>21</b>	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	

**Sustainability Report: Design and Access Statements SPD**

<b>Point of Guidance – How and when to consider issues of access and to ensure the development is accessible to all members of the community, regardless of mobility.</b>					
<b>Preferred Option</b>			<b>No SPD option</b>		
<b>SDO</b>	<b>Effect</b>	<b>Commentary</b>	<b>Effect</b>	<b>Commentary</b>	
24	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
26	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
27	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
28	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
29	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
30	++	By looking at improving access this will produce positive benefits to improve Southwark’s image as an exemplary sustainable city.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
31	++	Looking at access for all in developments challenges discrimination against groups.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
33	+	The SPD would reiterate the existing guidance in UDP policy and other guidance. The section on access would not add to the existing guidance.	+	Existing UDP policy and guidance in the GDPO and Circular would ensure there is at least a minor positive impact on this sustainability objective	
<b>SUMMARY:</b> This point of guidance has an overall positive impact on the sustainability objectives. The preferred option would increase the positive impacts on the objectives relating to access and discrimination.					

<b>Cumulative Impact of draft SPD</b>					
<b>Sustainable Development Objectives</b>	<b>Points of Guidance</b>				<b>Commentary</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	

## Sustainability Report: Design and Access Statements SPD

Cumulative Impact of draft SPD					
Sustainable Development Objectives	Points of Guidance				Commentary
	1	2	3	4	
<b>1. Development well served by public transport, walking and cycling.</b>	++	+	++	+++	Overall the SPD has a positive impact and should be effective in focusing development at locations well served by public transport, walking and cycling.
<b>2. Reduce car dependency</b>	++	+	++	+++	There will be a positive impact on reducing car dependency. This will also reinforce the cumulative positive impact of sustainability objective 1 above.
<b>3. Compact mixed use development</b>	++	+	+++	+	Overall there will be a very positive impact on encouraging compact and mixed-use development.
<b>4. Make more efficient use of natural resources.</b>	++	+	++	+	The SPD will promote the more efficient use of natural resources. Future SPDsmay look at this in more detail and may relate back to the design and access statements SPD.
<b>5. Protect and enhance biodiversity</b>	+	+	+	+	There is a minor cumulative impact on protecting and enhancing biodiversity. As with sustainability objective 4, this will be covered in more detail in other SPDs.
<b>6. Maximise benefits of regeneration</b>	++	+	++	++	There is a strong positive impact on maximising the benefits of regeneration schemes for local people. The SPD aims for good quality urban design and this should be a benefit for all local people. Furthermore the SPD advocates community consultation and participation in the design and access statements and so local people should be further benefited.
<b>7. Promote clean technologies</b>	+	+	++	+	There is a cumulative positive impact on promoting clean technologies.
<b>8. Sustainable tourism</b>	+	+	+	+	There may be an indirect impact on helping develop a sustainable tourism sector for London. It is unlikely that the SPD will greatly impact on this sustainable objective but if it does it will be in a positive manner as improving the quality of design and access improves the borough as a whole.
<b>10. Improve river ecology and amenity</b>	+	+	+	+	There is a slight positive cumulative impact on water and its sustainable use.
<b>11. Protect and enhance open spaces</b>	+	+	+	+	Overall there is a positive impact on protecting open spaces through design and access statements.
<b>13. Reduce crime and fear of crime</b>	+	+	++	+	Cumulatively there is a strong positive impact on reducing crime and fear of crime. The SPD encourages developers to build Secured by Design best practice into their developments.
<b>16. Encourage communication between groups</b>	+	+	+	++	The SPD offers huge scope for public participation, both within the development of the SPD itself and within the planning application process. The SPD is to be used by community groups and members to increase understanding of what to expect to see in a design and access statement. This should then help the community in reading the statement whilst looking at the planning application.
<b>17. Reduce greenhouse gas emissions</b>	+	+	++	+	Cumulatively it is likely that there will be a positive impact on reducing greenhouse emissions.

Sustainability Report: Design and Access Statements SPD

Cumulative Impact of draft SPD					
Sustainable Development Objectives	Points of Guidance				Commentary
	1	2	3	4	
<b>18. Improve air quality</b>	+	+	++	+	Applicants will be required to consider air quality within the design of their proposal which will have an overall positive impact on improving air quality.
<b>19. Reduce waste going to landfill</b>	++	+	++	+	There is a positive impact on reducing waste through the requirement on applicants to consider what to do with waste from the start of the design process and as part of considering the layout of developments. The SPD will promote a positive impact.
<b>20. Minimise ambient noise</b>	+	+	++	+	Cumulatively the SPD will help minimise ambient noise. In particular the section on the design principles and concepts will help positively impact on this sustainability objectives.
<b>21. Increase renewable energy use</b>	++	+	++	+	There will be a positive impact on increasing renewable energy because the principles and concepts section of the SPD requires applicants to consider using renewable energy and increasing energy efficiency.
<b>24. High quality urban design with sustainable construction</b>	+++	+	+++	+	Overall there is a strong positive impact on promoting high quality design. This is one of the key objectives of the SPD.
<b>26. Promote high quality cityscape</b>	+++	+	+++	+	Overall there is a very strong positive impact on promoting high quality design. This is one of the key objectives of the SPD.
<b>27. Maintain and enhance historic environment</b>	+++	+	++	+	Overall there is a very strong positive impact on promoting high quality design. This is one of the key objectives of the SPD.
<b>28. Flood risk</b>	+	+	++	+	There is overall a positive impact on avoiding development that will impact on areas at high risk from flooding. The SPD encourages the usage of SUDS in developments.
<b>29. Increase tree cover</b>	+	+	+	+	There is likely to be a slight positive impact on increasing tree cover as applicants will be required to look at the surrounding context of their development and improve public realm as part of their development. This may include increasing tree cover. It is however unlikely to have a significant impact.
<b>30. Improve the image of Southwark as a sustainable city</b>	++	+	++	++	By making design and access statements more comprehensive, requiring applicants to look in more detail at both design and access, the image of Southwark as a sustainable city should be improved. Cumulatively the SPD will have a major positive impact on Southwark's image.
<b>31. Challenge discrimination</b>	++	+	++	++	Overall the SPD will have a large effect on challenging discrimination through both applying the same high standards across the borough so that everyone is offered the same high quality of design and by increasing access to all members of the community.
<b>33. Respect people and their contribution to society</b>	+++	+	+++	+	Overall there is a major positive effect on promoting public participation and improving the quality of life for Londoners. The SPD encourages active involvement in the planning and design process.