

SUSTAINABILITY REPORT
Draft Residential Design Standards Supplementary Planning
Document

London Borough of Southwark
Planning Policy Team
September 2007

PROPOSED TIMETABLE FOR CONSULTATION AND HOW TO COMMENT

SUSTAINABILITY APPRAISAL PRODUCTION STAGE	TIMETABLE
Consultation on Scoping Report.	25 June to 30 July 2007
Consultation on draft Residential Design Standards Supplementary Planning Document accompanied by a Sustainability Appraisal report, and Equalities Impact Assessment.	28 September 2007 to 19 February 2008
Amend Residential Design Standards Supplementary Planning Document and Sustainability Appraisal if necessary following consultation.	March to May 2008
Publish final version of the Residential Design Standards Supplementary Planning Document accompanied by a Sustainability Statement	June 2008

HOW TO COMMENT ON THIS REPORT

If you have any queries regarding this scoping report, please contact the Planning Policy and Research Team: Email: planningpolicy@southwark.gov.uk Tel: 020 7525 5418 or 020 7525 5614.

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

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Consultation on this sustainability report begins 28 September 2007. All comments must be received by 5pm Tuesday 19 February 2008.

NON-TECHNICAL SUMMARY

A **Sustainability Appraisal** is carried out as part of the preparation of planning documents. 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 council is preparing a supplementary planning document (SPD) for residential design standards (from now on referred to as 'the SPD'). The reason for preparing the SPD is to provide further detail to policy 4.2 (Quality of Residential Accommodation) in the Southwark Plan (UDP) July 2007. This will be through setting out the council's required design standards for residential developments. Once adopted, the SPD will be influential when decisions are being made on planning applications. This should help make the planning process simpler and clearer by setting out the design standards that Southwark Council will require in new residential developments.

The SPD seeks to meet the following objectives

1. To provide a clear set of standards to guide the design of residential development
2. To provide design guidelines for a wide range of dwelling types required to meet housing need
3. To ensure a high standard of housing for all new residential developments

Section 1 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 in other plans and programmes that are relevant to residential design standards.
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. Two options for how the council could approach residential design standards were identified and appraised.

Option A – Minimum design standards

The SPD to set out minimum design requirements for certain aspects of residential dwellings including minimum floor areas, daylight and sunlight requirements, amenity space and wheelchair standards. Applicants will need to meet these standards in order for planning permission to be granted unless they can justify why a certain standard cannot be met.

Option B – Best practice standards

The SPD to set out best practice guidance for residential dwellings. The best practice would include recommended guidelines for aspects of residential dwellings such as desirable floor areas and desirable amenity space requirements. Applicants would be advised to meet the best practice guidance but planning applications would not necessarily be refused if the recommended guidelines were not met.

The likely significant effects of each of these options were compared. This helped the council to develop a preferred approach to residential design standards, 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 2 of this report provides more detail on the appraisal process.

What sustainability issues are relevant to the borough?

There are key social, economic and environmental issues faced in Southwark that need to be taken into consideration by the draft SPD. These are:

- **Poverty and health inequalities** The Index of Multiple Deprivation (IMD) ranks Southwark as the 17th most deprived borough in the country. In terms of levels of health inequalities, the IMD Health Deprivation and Disability Domain shows Southwark with high levels of health and disability deprivation.
- **High levels of crime and fear of crime** Crime levels are relatively high across a lot of the borough, with variations across the borough
- **Need to promote equality, diversity and social cohesion** Currently there are similar levels of satisfaction across the borough when looking at local people's satisfaction with living in their area, aggregated by equality group. However, there are variations within equality groups when looking at the percentage of residents who feel involved in the local community and decision making process.
- **Accessibility in terms of access to, through and within developments** Little comprehensive data has been identified relating to this issue. A recent review of tenants halls in Southwark found that of the samples surveyed, none were fully compliant with the Disability and Discrimination Act.
- **Providing everyone with a decent and affordable home to live in** The data on Decent Homes standards shows that 38% of council owned housing stock does not meet the Decent Homes standards. There is a recognised government need to raise the standard of housing to meet the Decent Homes Standards. There is a need for an improved quality of housing across the whole country including Southwark.

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?

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

Sustainability objectives

To tackle poverty and encourage wealth creation
To improve the health of the population
To reduce the incidence of crime and the fear of crime
To promote social inclusion, equality, diversity and community cohesion
To reduce contributions to climate change
To improve air quality in Southwark
To reduce waste and maximise use of waste arising as a resource
To protect and enhance the quality of landscape and townscape
To conserve and enhance the historic environment and cultural assets
To protect and enhance open spaces, green corridors and biodiversity
To reduce vulnerability to flooding
To provide everyone with the opportunity to live in a decent home

Section 6 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. In particular the draft SPD will result in better development than if there was no SPD and the council relied only on the policy and information in the development plan. This is because the draft SPD makes clearer how residential development needs to occur so that it is sustainable.

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

Objective	Overall impact
Regeneration and Employment Opportunities	The draft SPD is likely to have an indirect positive impact on reducing disparity and increasing employment through the requirement for amenity space to be maintained and buildings built to a higher quality of design, thereby creating jobs.
Health	The draft SPD is likely to have a big positive impact on improving health through setting minimum floor areas, amenity space, daylight and sunlight, and providing improved housing standards for all sectors of the community.
Crime and Community Safety	There is likely to be a small impact on improving safety through requiring amenity space to be overlooked and by providing standards for all types of dwellings.
Social inclusion and Community Cohesion	There is likely to be a positive impact on community cohesion and social inclusion, particularly through the standards for wheelchair housing, lifetimes homes and housing to meet specific needs such as hostels, sheltered housing and supported housing.
Energy Efficiency and Renewable Energy	There will be small positive impact on climate change through requiring developments to consider the orientation of buildings to maximise daylight and sunlight.
Air Quality	There is unlikely to be any impact on air quality.
Waste Management	There is likely to be a very small impact on improving waste management through the requirement to provide storage for waste.
Quality in Design	The SPD will improve the quality of landscape and townscape by requiring applicants to take into regard the surrounding environment when making alterations to a property or building a new dwelling.
Conservation of the Historic Environment	The SPD will improve the historic environment by requiring residential development to take into account the existing building and its surroundings.

Open Space and Biodiversity	There is likely to be a small positive impact on open space and biodiversity through the requirement for outdoor amenity space.
Flood Risk	There is likely to be a small positive impact on reducing vulnerability to flooding.
Housing	The greatest positive impact the SPD has is to provide everyone with the opportunity of a decent home to live in. All the points of guidance contribute to meeting this sustainability objective.

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 helped to identify the environmental, social and economic issues that the SPD needs to address. It is also an important way of checking to see how well the draft SPD has addressed these issues and identify how linked some of the issues are. This is very important, as the most effective approach will be one that can address the issues in a coordinated way. 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 considering the SPD's indirect impact on air quality and waste reduction and how this can be maximised.

The appraisal process has also provided the opportunity to consider how the draft SPD should be monitored to keep track of how well it is actually performing.

How to comment on this report

This report is being published for informal public consultation alongside the draft SPD from 28 September 2007. Formal consultation will take place from 9 November 2007.

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

By letter:

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The closing date for comments is 5pm TUESDAY 19 FEBRUARY 2008.

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1. Introduction, consultation and policy context

What is this document?

1.1 The council is preparing a supplementary planning document (SPD) for residential design standards (from now on referred to as ‘the SPD’). The reason for preparing the SPD is to provide further detail to policy 4.2 (Quality of Residential Accommodation) in the Southwark Plan (2007). This will be through setting out the council’s required design standards for residential developments. Once adopted, the SPD will be influential when decisions are being made on planning applications. This should help make the planning process simpler and clearer by setting out the design standards that Southwark Council will require in new residential developments.

Why do we need to carry out a sustainability appraisal?

1.2 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.

1.3 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.

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

1.5 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.

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

What is the structure of this report?

1.7 This report is divided into six sections. Table 1 sets out the structure of the report.

Table 1 – Structure of sustainability report

SECTION	CONTENT
Section 1	Explains why an SPD is needed to cover residential design standards. Sets out what a sustainability appraisal is, the consultation undertaken, and the planning policy requirements in the London and Southwark plans.
Section 2	Sets out the process for carrying out a sustainability appraisal .
Section 3	Identifies relevant national, regional and local plans and strategies setting out the messages that should be taken into account in preparing the SPD.
Section 4	Sets out social, environmental and economic data that can be

	used to describe the borough and how it is likely to change in the future. This is called baseline data.
Section 5	Sets out the main social, economic and environmental (sustainability) issues that needed to be taken into consideration when preparing the SPD. These are based on the baseline data and the messages in the relevant plans and strategies.
Section 6	Explains what impacts the draft SPD is likely to have on the social, economic and environmental issues. This section outlines the different alternatives that have been considered in preparing the draft SPD and presents the actual appraisal of the SPD against relevant sustainability objectives. This section also explains how the draft SPD will be monitored once it is agreed to check it having the predicted impacts.

Consultation

1.8 Consultation on the draft SPD is being carried out in accordance with the draft Southwark **Statement of Community Involvement (SCI)** (March 2006). This sets out how individuals, community groups, developers and anyone else with an interest should be consulted on planning documents.

1.9 The council has a legal obligation to consult with the Environment Agency, English Heritage and Natural England on the scoping report for the **sustainability appraisal**, which was prepared in June 2007. The law requires these organisations are given 5 weeks to respond. The council also informed landowners and the public, as well as key consultees identified in the SCI that the scoping report had been prepared and was available for comment. A summary of the feedback received and how it has been taken into account by the council is given at Appendix 3.

Why is the SPD needed and what will it do?

1.10 National planning guidance through Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2005) and Planning Policy Statement 3 (PPS 3): Housing (2006) set out the need for residential development to be sustainable. There is a national government focus through the PPSs on delivering high quality housing that is well-designed and built to a high standard in order to achieve sustainable, inclusive, mixed communities.

1.11 The London Plan (2004) sets a target for Southwark Council to provide 29,530 additional residential units during the 20 years up to 2016. The Southwark Plan (July 2007) includes the Mayor's target and states that approximately 1630 new residential units are needed each year. Much of the new development within the borough will be residential development. In order to ensure a high quality and sustainable environment there is a need for design standards to be applied to all the new residential development.

1.12 New residential development needs to be sustainable. Sustainable development is about balancing environmental, social and economic objectives to meet the needs of everyone, both now and in the long term.. Underpinning the policies in the London Plan and the emerging Southwark Plan is the aim of achieving sustainable development. The strategic policies within the emerging Southwark Plan focus on sustainability, quality, accessibility, amenity and environmental quality, sustainable buildings and housing. The housing chapter of the emerging Southwark Plan sets out Southwark's requirements for density of residential development, quality of residential development, mix of dwellings, affordable housing and

wheelchair affordable housing. Appendix 2 provides further detail on the London Plan and Southwark Plan policies. The SPD expands on these policies with regard to how dwellings should be designed.

1.13 The SPD will set out standards which applicants need to adhere to in designing their proposals. This will ensure that every new home is built to a minimum standard and that the basic requirement of a pleasant living environment is made available to everyone in the borough.

What are the objectives of the SPD?

1.14 The SPD has the following objectives

1. To provide a clear set of standards to guide the design of residential development
2. To provide design guidelines for a wide range of dwelling types required to meet housing need
3. To ensure a high standard of housing for all new residential developments

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

1.15 The SPD will apply across the borough. It is split into three main sections, covering the following key points of guidance.

- General standards applying to all residential development. This section includes standards on the appropriate density, daylight, sunlight, amenity space, minimum floor area, Lifetimes Homes and homes for wheelchair users.
- Standards specific to different types of residential development. This section includes guidance on additional standards for different kinds of development including flats, extensions, houses, conversions, affordable housing, mixed-use development and structures in gardens.
- Standards and guidelines for residential development meeting specific needs. This section includes guidelines on gypsy and traveller sites, sheltered housing, supported housing and hostels.

2. SUSTAINABILITY APPRAISAL METHODOLOGY AND TIMETABLE

2.1 A **Sustainability Appraisal** (incorporating a **Strategic Environmental Assessment**) is carried out as part of the preparation of the SPD. This is to assess what impacts the SPD is likely to have on economic issues such as supporting local businesses, social issues such as overcoming poverty and environmental issues such as climate change. The aim is to ensure these issues are considered from the start of preparing the SPD so that it has the best possible outcomes. There are five stages involved in undertaking a **sustainability appraisal**. These are set out in table 2 below:

Table 2 – Timetable for sustainability appraisal

Stages in undertaking a sustainability Appraisal	Timetable
<p>Stage A: This involves deciding on the key issues that the appraisal will focus on. It includes the preparation of a scoping report that will highlight the key issues being considered early on in the SPD process. This Residential Design Standards SPD Sustainability Appraisal is currently at this stage.</p>	<p>Consultation on the scoping report took place between 25 June and 30 July 2007. Appendix 3 includes a summary of the representations received.</p>
<p>Stages B, C and D: These stages involve testing the likely impacts of the SPD on the environmental, economic and social issues set out in the scoping report. Usually there are a few different approaches that could be taken to guiding development. These are called options. The likely impacts of different options are tested and compared. A Sustainability report is prepared for consideration by councillors when they agree the draft SPD for consultation. It is also provided for comment by the public with the SPD. An officer report will be given to members setting out how the public's comments have been dealt with when the final SPD is agreed</p>	<p>Consultation on the draft SPD will take place between September 2007 and February 2008.</p> <p>Consideration of representations and adoption will take place between March and April 2008</p>
<p>Stage E: Once the plan has been agreed (adopted), its social, economic and environmental impacts will then be monitored through the council's annual monitoring report.</p>	<p>Monitoring the SPD will take place once it has been adopted from May 2008.</p>

2.2 These stages and the way in which they are part of the SPD preparation process are described in more detail in Figure 2 in Appendix 1.

3. RELATIONSHIP TO OTHER PLANS AND PROGRAMMES

3.1 National, regional and local plans, programmes and strategies set out the messages that should be taken into account in preparing the SPD. This is because the SPD must make sure that it does not conflict with any of the messages and that it takes these forward where possible. National government guidance, regional guidance and local plans and strategies prepared by the council and other organisations that are relevant to the SPD have been reviewed. Appendix 4 sets the review of relevant plans and programmes.

Table 3 – Key messages of relevant plans and programmes

Key messages	Key Documents
Meet the needs of all / tackle poverty social exclusion and deprivation	<p>UK: Sustainable Development Strategy, PPS1, PPS3, PPS6, PPG17, Wheelchair Housing Design Guide.</p> <p>London: London Plan, A Sustainable Development Framework for London, Sustainable Communities Plan for London, , Accessible London, Space Standards, Wheelchair Standards. Local: Community Strategy, Southwark’s adopted Unitary Development Plan (UDP), the emerging Southwark Plan, , Open Spaces Strategy, Housing Strategy, Housing Needs Survey, Empty Homes Initiative, Supporting People.</p>
High quality, safe urban environments	<p>UK: PPS1, PPG15, PPG16, PPG17, PPG24, PPS25, Building a Greener Future, Urban White Paper, By Design, Guidance on Tall Buildings, Part M of the Building Regulations, Secured by Design.</p> <p>London: Sustainable Communities Plan for London, Accessible London, London Plan, Ambient Noise Strategy, Cleaning London’s Air, Cultural Capital, Green Light to Clean Power, Rethinking Rubbish in London. Local: Community Strategy, Southwark’s adopted UDP, the emerging Southwark Plan, Local Implementation Plan (LIP), , Waste Management Strategy, Air Quality Management and Improvement Plan</p>
Protect biodiversity / improve access to natural environment	<p>UK: Sustainable Development Strategy, PPS1, PPS9, PPG17.</p> <p>London: Biodiversity Strategy, London Plan, draft Providing for Children and Young People’s Play and Informal Recreation.</p> <p>Local: Southwark’s adopted UDP, the emerging Southwark Plan, Biodiversity Action Plan, Open Spaces Strategy,</p>
Housing supply, affordability and quality	<p>UK: Communities Plan, PPS 3 Housing, Urban White Paper, Wheelchair Housing Design Guide London: London Plan, Mayor’s Housing SPG, London Housing Strategy, Mayor’s draft Housing Space Standards Report Local: Southwark’s adopted UDP, the emerging Southwark Plan, Housing Needs Survey, Community Strategy: 2006-16, Southwark Housing Strategy 2005-2010, Supporting People.</p>

4. SOCIAL, ECONOMIC AND ENVIRONMENTAL CONTEXT

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

4.2 There is always a starting point that we use to describe an area, as it is now, and compare how it may change in the future. This is called the baseline. The baseline for this report is presented in Appendix 5 The topics that this data covers are listed in table 4 below.

Table 4 - Baseline Topics

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

5. KEY SUSTAINABILITY ISSUES

5.1 This section sets out the main social, economic and environmental (sustainability) issues that need to be taken into consideration. These have been identified based on the baseline data and the messages of the relevant plans and strategies. The key sustainability issues are set out in table 5.

Table 5 – Key sustainability issues relevant to SPD

Sustainability issue	Key baseline data	How SPD can respond?
Poverty and health inequalities	The Index of Multiple Deprivation (IMD) ranks Southwark as the 17 th most deprived borough in the country. In terms of levels of health inequalities, the IMD Health Deprivation and Disability Domain shows Southwark with high levels of health and disability deprivation. See appendix 6	By providing clear design standards the SPD can ensure everyone has the opportunity to a decent home. This may help to reduce the level of deprivation in the borough and increase the health of the local population.
High levels of crime and fear of crime	Appendix 7 illustrates that deprivation for crime varies across the borough and is relatively high across a lot of the borough.	By imposing design standards on residential developments, houses and flats can be made safer. This may also reduce the fear of crime.
Need to promote equality, diversity and social cohesion.	Currently there are similar levels of satisfaction across the borough when looking at local people's satisfaction with living in their area, aggregated by equality group. However, there are variations within equality groups when looking at the % of residents who feel involved in the local community and decision making process.	An Equality Impact Assessment is being prepared early in the plan making process to inform the sustainability appraisal of the SPD. The findings of the EQIA will form the baseline against which the effects of the SPD will be measured, particularly in relation to the following equality target groups: Age, Disability, Faith/belief, Gender, Race and ethnicity, Sexual Orientation. The SPD will include information and

Sustainability issue	Key baseline data	How SPD can respond?
		standards for Lifetime Homes, space standards, wheelchair housing and meeting Southwark's housing need. This will help to promote equality, diversity and social cohesion.
Accessibility in terms of access to, through and within developments	Little comprehensive data has been identified relating to this issue. A recent review of tenants halls in Southwark found that of the samples surveyed, none were fully compliant with the Disability and Discrimination Act.	The SPD can ensure that housing is built to Lifetimes Home standards and that wheelchair housing is compliant with the Disability and Discrimination Act.
Providing everyone with a decent and affordable home to live in	The data on Decent Homes standards shows that 38% of council owned housing stock does not meet the Decent Homes standards. There is a recognised government need to raise the standard of housing to meet the Decent Homes Standards. There is a need for an improved quality of housing across the whole country including Southwark.	The SPD can ensure applicants meet the residential design standards which will raise the living standards of future development. The living standards will improve through the SPD setting out standards for space , amenity space, access, design quality, daylight and sunlight, and housing for specific needs such as housing students and travellers.

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

5.2 The relevant plans and programmes highlight key messages the draft SPD needs to take into account. The baseline information and subsequent sustainability issues identify key issues relevant to the draft SPD. Together they provide a picture of the likely future of the borough without the draft SPD.

5.3 There is a well-documented need for more housing across the country. The London Plan and the Southwark Plan set out the target for Southwark to provide 16,300 additional residential units during the ten year period to 2016. This SPD seeks to ensure all this new residential development is of a high standard of design to ensure a high quality living environment for all residents.

5.4 Without the SPD, residential development will still need to be of a certain standard to meet the planning policies we currently have (see Appendix 2). However, the SPD provides further guidance and detail to the existing policies to ensure a high standard of design. Without the SPD there are no clear standards for minimum floor areas, daylight and sunlight requirements, wheelchair standards and amenity space standards. There would also be no clear guidance on housing to meet specific needs. The SPD ensures a consistent and more detailed and effective approach towards residential development. It will ensure residential development is built to a high standard and that it meets the needs of the community.

6. OUTCOMES OF THE SUSTAINABILITY APPRAISAL

How have the likely impacts of the SPD been identified?

6.1 The likely impacts of the SPD are identified using a set of sustainability objectives and questions known as an “appraisal framework”. The objectives should be achieved by the SPD to make sure it benefits the environment, economy and community, such as whether housing will be improved. The questions help to guide the assessment. The objectives reflect the current social, economic and environmental issues affecting the area and were consulted on as part of the scoping report. The objectives and questions are set out in table 6. These objectives were taken from the council’s 16 objective sustainability appraisal framework. Only the sustainability objectives relevant to this SPD had been included in the framework in table 6. Appendix 4 on the baseline topics includes the council’s full framework and highlights those objectives beyond the scope of this SPD.

Table 6 – Sustainability Appraisal Framework

Objective	Criteria Questions	Sustainability Issue Covered
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	Will it create job opportunities?	Employment inequalities, employment opportunities and poverty in the borough
	Will it encourage the retention and /or growth of local employment?	
	Will it promote inward investment?	
	Will it reduce the disparity with surrounding areas?	
	Will it improve the range of employment opportunities?	
Health SDO 3. To improve the health of the population	Will it promote healthy living?	Health inequalities and noise nuisances
	Will it reduce health inequalities?	
	Will it reduce the impact of noise nuisance and/or vibrations on the population?	
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	Will it improve safety and security?	Safety, crime and fear of crime
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	Will it provide high quality accessible community facilities within the vicinity of people’s homes?	Relatively high levels of deprivation. Need to promote equality, diversity and social cohesion
	Will it promote equality and diversity?	
	Will it encourage people to meaningfully participate in local decisions?	
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	Will it achieve high standards of energy efficiency?	Energy efficiency and use of renewables
	Will it encourage the generation and use of renewable energy?	
Air Quality SDO 7. To improve	Will it encourage a reduction in the journeys made by car?	Poor air quality

Objective	Criteria Questions	Sustainability Issue Covered
the air quality in Southwark	Will it help achieve the objectives of the Air Quality Management Plan? Will it encourage a reduction in the emission of key pollutants?	
Waste Management SDO. 8 To reduce waste and maximise use of waste arising as a resource	Will it provide appropriate waste management infrastructure? e.g. integrated recycling facilities Will it promote the reduction of waste during construction / operation?	Need to minimise waste arising and increase recycling rates
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	Will it enhance the quality and attractiveness of the built environment including the public realm? Will it have a negative impact on important strategic / local views?	Relatively high levels of deprivation. Need to maintain and enhance open space
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	Will it preserve and where appropriate enhance the historic environment and cultural assets? Will it involve the loss of existing traditional features of interest that positively contribute to the character of the area?	Need to preserve and enhance built heritage and the archaeological environment
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	Will it encourage development on previously developed land? Will it encourage the appropriate management or enhancement of existing open spaces or the creation of open spaces? Will it enhance public access to open space and nature? Will it promote the provision of high quality open space that caters for a variety of needs? Particularly in areas of regeneration? Will it help achieve the goals of the Biodiversity Action Plan?	Need to preserve, enhance and improve the open space and biodiversity potential of the borough
Flood Risk SDO 14. To reduce vulnerability to flooding	Will it minimise the risk of flooding to the development area? Will it adopt the principles of Sustainable Urban Drainage Systems?	Need to minimise the risk of flooding and promote Sustainable Urban Drainage Systems.
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	Will it contribute towards meeting housing need, in particular affordable housing and family homes? Will encourage the re-use of vacant dwellings? Will it contribute towards improving the quality of homes and the living environment?	Relatively high levels of deprivation. Need to promote equality, diversity social cohesion.

6.2 The objectives have been compared to check if they are compatible with one another, or if there is the possibility that achieving one objective could affect how we can achieve another. A table illustrating this is included at Appendix 9.

6.3 The objectives have also been examined to ensure they evenly cover environmental, social and economic issues. A table illustrating the coverage of the objectives is included at Appendix 9.

Are the objectives of the draft SPD compatible with the sustainability objectives?

6.4 As a first step, the objectives of the draft SPD were compared with the sustainability objectives. This found that what the draft SPD is aiming for is consistent with the sustainability objectives, particularly the sustainability objectives relating to housing and design. See section 9.1 of Appendix 9.

What are the alternatives to the draft SPD and how do these compare in sustainability terms?

6.5 There are two key options the SPD could have taken. These are

- Option A – Minimum design standards

The SPD to set out minimum design requirements for certain aspects of residential dwellings including minimum floor areas, daylight and sunlight requirements, amenity space and wheelchair standards. Applicants will need to meet these standards in order for planning permission to be granted unless they can justify why a certain standard cannot be met.

- Option B – Best practice standards

The SPD to set out best practice guidance for residential dwellings. The best practice would include recommended guidelines for aspects of residential dwellings such as desirable floor areas and desirable amenity space requirements. Applicants would be advised to meet the best practice guidance but planning applications would not necessarily be refused if the recommended guidelines were not met.

6.6 Section 9.2 of Appendix 9 demonstrates that option A is the most sustainable solution. Setting minimum design standards makes the SPD clearer than if it only sets best practice standards. Applicants will be able to clearly see the minimum standards that they must meet for an application to be granted planning permission. It also makes it easier for development control officers to be clear in what they expect in the residential development and to demand a higher quality in the design of dwellings.

6.7 Preparing a SPD which includes minimum design standards will have a greater impact on improving the residential development than option B. Option A has a stronger positive impact on the majority of the sustainability objectives. Where it does not have a stronger positive impact, both options demonstrate uncertainty in whether they will have any impact at all on that specific sustainability objective.

What are the likely impacts of the draft SPD?

6.8 The final stage in the appraisal process involved a detailed testing of the guidance in the SPD against the sustainability framework. Section 1 and section 9.3 of Appendix 9 sets out the points of guidance that were tested in terms of their likely impacts on the sustainability objectives.

6.9 The SPD was found to have a likely positive impact on the majority of the sustainability objectives. In particular, and as is to be expected with a residential design standards SPD, the SPD will have a very positive impact on sustainability objective 15. The quality of residential development will be improved through the SPD and it will assist in providing everyone with an opportunity to live in a decent home.

6.10 The SPD will also provide positive impacts on many of the other sustainability objectives, principally the following

- Improving health through standards on minimum floor areas, amenity space and housing to meet specific needs
- Improving social cohesion and community cohesion through the provision of communal amenity space and housing to meet specific need
- Improving and protecting the quality of the landscape and townscape through requiring residential development to take into account its surrounding neighbourhood
- Conserving the historic environment through its section on conservation areas and listed buildings

How have likely negative effects been avoided or reduced?

6.11 The appraisal identified no negative impacts. There are, however a number of sustainability objectives where the impact is uncertain or only a very minor positive impact. This was the case for objectives to improve employment opportunities, improve air quality and reduce waste. Whilst these issues are covered by other SPDs and planning guidance, this SPD needs to ensure it maximises its positive indirect impact on these objectives as far as possible.

How should the draft SPD be implemented?

6.12 This SPD will replace the council's existing 1997 adopted Supplementary Planning Guidance (SPG) and draft 2002 SPG. It builds on the existing guidance in the Southwark Plan. It sets a framework for residential developments to ensure that they are of a high quality of design.

6.13 In order to ensure there is a consistent approach towards residential developments, the council will train development control staff on how to use the SPD and the standards and guidance within it.

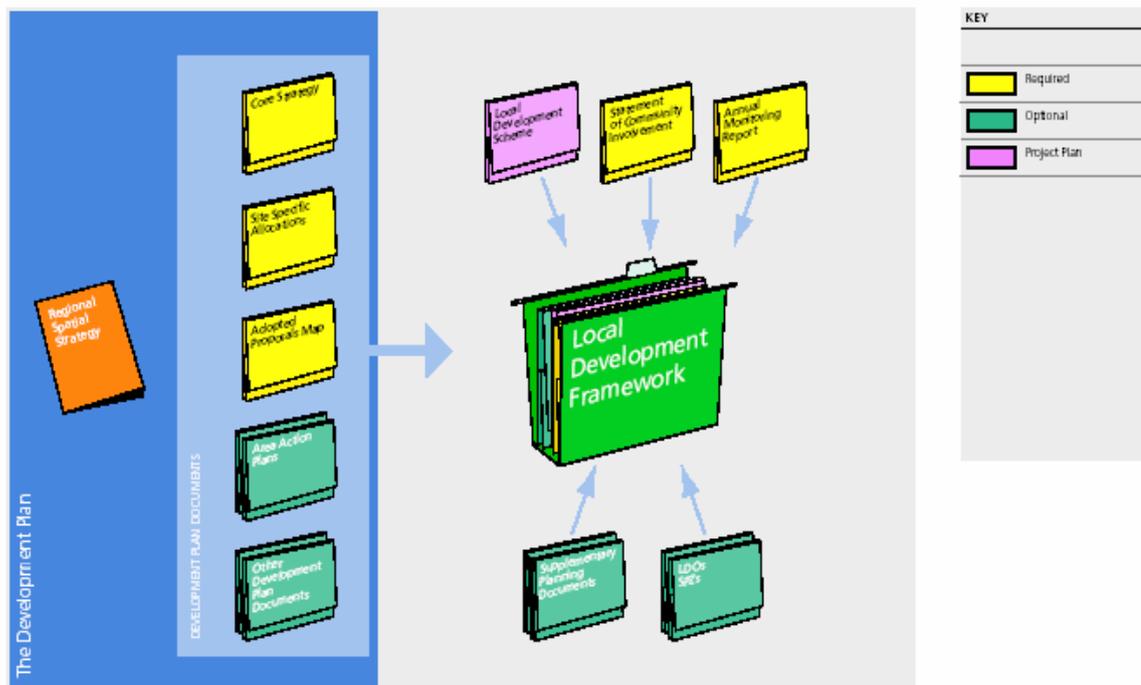
Monitoring

6.14 It is important that the plan is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the draft SPD. The most appropriate way to monitor the draft SPD is through the Local Development Framework Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of the council's planning policies and guidance and what effects this development is having in terms of sustainability.

APPENDIX 1: LEGAL AND POLICY BACKGROUND FOR SUSTAINABILITY APPRAISAL AND SUPPLEMENTARY PLANNING DOCUMENTS.

The 2004 Planning and Compulsory Purchase Act introduced a number of significant changes to the planning system in England. Under the 2004 Act, existing **unitary development plans** are to be replaced by a **local development framework (LDF)**. The LDF will include **supplementary planning documents**. An outline of the contents of the **Local Development Framework** is illustrated in Figure 1.

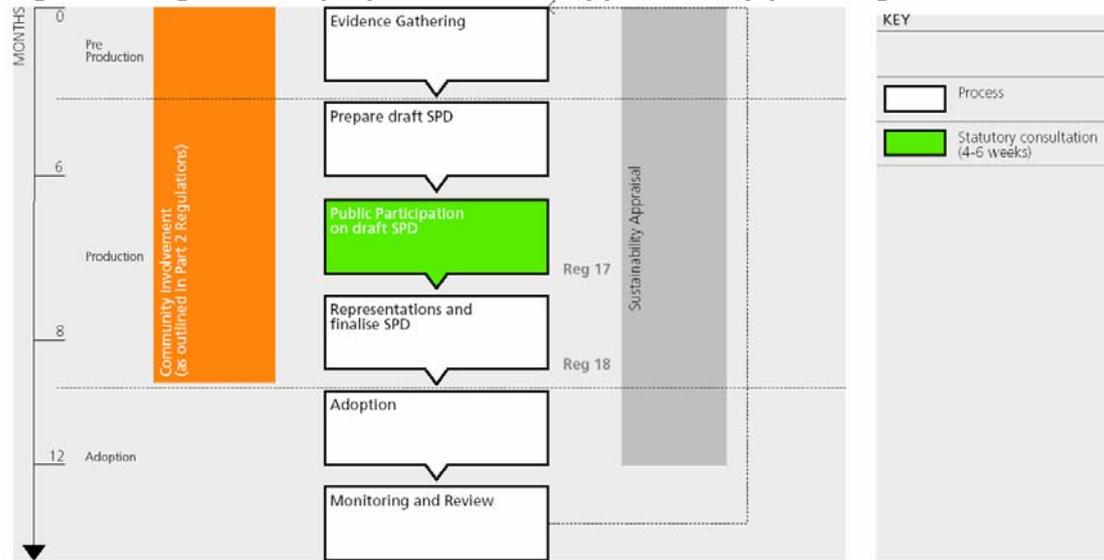
Figure 1 Local Development Framework Contents



The **regional spatial strategy** (the **London Plan**), and the core strategy comprise (are) the development plan and they are the primary (most important) consideration in determining (deciding) planning applications. Southwark adopted the Southwark Plan (Unitary Development Plan) July 2007 as part of the development plan. The Residential Design Standards SPD will be adopted to the Southwark Plan.

Supplementary Planning Documents (SPD) are guidance notes, additional to the **Southwark Plan**, that provide more information about how to implement the policies. They also contain background information that applicants may find useful when preparing their planning applications. The council currently has an adopted Standards, Controls and Guidelines for Residential Development Supplementary Planning Guidance (SPG) (1997) and a draft Residential Design Standards SPG (2002). However, both documents are considerably out-of-date and have been superseded by a number of national, regional and local policy documents including Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 3: Housing, the London Plan and the Southwark Plan. The new SPD will provide up-to-date guidance on the policies in the London Plan and the Southwark Plan, taking into account the key messages in the relevant up-to-date plans, programmes and strategies. It will replace both the 1997 adopted SPG and the 2002 draft SPG. The stages in preparing a **supplementary planning document** are set out in Figure 2 below:

Figure 2 Stages in the preparation of a supplementary planning document



Section 39 of the Planning and Compulsory Purchase Act 2004 requires that **Sustainability Appraisals** are prepared for all local development documents, including SPDs.

Strategic Environmental Assessment and Sustainability Appraisal

The SPD falls within the definition of a ‘plan or programme’ under European Directive 2001/42 (the SEA Directive). As it is likely to have significant environmental effects, it must also undergo a **Strategic Environmental Assessment (SEA)**, as part of a **sustainability appraisal**. The SEA directive is transposed (made) into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance on the implementation of the 2004 Regulations and the Planning and Compulsory Purchase Act is set out in the ODPM’s Practical Guide to the **Strategic Environmental Assessment** Directive (September 2005) and **Sustainability Appraisal** of Regional Spatial Strategies and Local Development Documents (November 2005) respectively. These guidance documents set out a similar methodology to be used in the preparation of both SAs and SEAs. This is a *standard Scoping Report for the SA/SEA process, as defined in current then-ODPM guidelines, ‘Practical Guide to the Strategic Environmental Assessment Directive’ (September 2005) and ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’ (November 2005)*. It is common practice that SAs incorporate an SEA. In the case of the SPD, all reference to SA should be understood as referring to both the SA and SEA process. The stages in the preparation of SA and their relationship to the stages in the preparation of a SPD are set out below (table 7).

The components of this report which make up the Environmental Report for the purposes of a SEA are indicated in table 9:

Table 7 – Stages in preparing a SA and SEA in relation to the stages required in preparing a Supplementary Planning Document

SEA Stage	Sustainability Appraisal (SA) Stage that meets the requirements of the SEA Stage	SPD Stage
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SEA Stage	Sustainability Appraisal (SA) Stage that meets the requirements of the SEA Stage	SPD Stage
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	SPD Stage 1: Pre-production – Evidence gathering
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	
Stage B: Developing and refining alternatives and assessing effects	Stage B: Developing and refining options and assessing effects	SPD Stage 2: Production – Prepare draft SPD
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	
Stage C: Preparing the Environmental Report	Stage C: Preparing the Sustainability Appraisal Report	SPD Stage 3: Adoption
Preparing the Environmental Report	C1: Preparing the Sustainability Appraisal Report	
Stage D: Consulting on the draft plan or programme and the Environmental Report	Stage D: Consulting on the SPD and the Sustainability Appraisal Report	
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	

SEA Stage	Sustainability Appraisal (SA) Stage that meets the requirements of the SEA Stage	SPD Stage
Stage E: Monitoring the significant effects of implementing the plan or programme on the environment	Stage E: Monitoring the significant effects of implementing the SPD	
Developing aims and methods for monitoring	E1: Finalising aims and methods for monitoring	
Responding to adverse effects	E2: Responding to adverse effects	

Table 8 - 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 1, Appendix 4.
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 5.
The environmental characteristics of areas likely to be significantly affected	Section 4, Appendix 5.
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	Section 3, Appendix 4
The likely significant effects on the environment.	Section 6, Appendix 11
The measures envisaged to prevent, reduce and offset any significant adverse effects on the environment of implementing the plan or programme	Section 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 2, Appendix 1
A description of measures envisaged concerning monitoring	Section 6
A non-technical summary of the information provided under the above.	Opening section

APPENDIX 2: PLANNING POLICY

The SPD needs to provide further guidance to the information in the development plan (see appendix 1). The guidance in the London Plan and the emerging Southwark Plan that form the basis for the SPD is set out below.

The London Plan (2004)

The Mayor's London Plan sets out an integrated social, economic and environmental framework for the future of London. Equality and sustainability underpin the spatial plan. Chapter 3 of the London Plan focuses on housing and the needs of London's residents. It identifies the need for more housing across London and sets a target for each borough to deliver more new homes. Southwark's target is to deliver 29,530 additional homes during the 20 years up to 2016. Policy 3A.A Housing Choice, focuses local authorities on meeting the full range of housing needs within their area. It states that local authorities should seek to ensure that:

- New developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups, such as students, older people, families with children and people willing to share accommodation
- Councils should ask for housing to be built to 'Lifetime Homes' standards
- Ten per cent of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair use

Policy 4B.5 of the London Plan also requires developments to meet the highest standards of accessibility and inclusion. It requires local authorities to adopt the principles of inclusive design of requiring developments to be able to be used by as many people as possible with the ability to offer freedom to participate equally in the development's mainstream activities.

The Mayor has a number of SPGs which expand on the policies within the London Plan. Those with particular importance to the SPD are the Accessible London SPG, the Housing SPG. The Mayor's Accessible London: Achieving an Inclusive Design Supplementary Planning Guidance reiterates policy 3A.A in the London Plan, with Implementation Point 13 requiring 10% of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. It also suggests that all London boroughs adopt the National Wheelchair Housing Association Group Wheelchair Housing Design Guide standards by Stephen Thorpe published by BRE in 1997. The Mayor's Housing SPG is split into two sections: Housing provision and affordable housing. The first section on housing provision sets out guidance on many issues relevant to the SPD, including housing choice and mix, housing density and decent homes in order to ensure a sustainable and high quality housing supply.

The Mayor also has a draft Best Practice Guidance on Wheelchair Accessible Housing, currently out for consultation. It seeks to clarify which of the requirements of the Wheelchair Housing Design Guide should be incorporated into the design at the planning stage of the development.

The Southwark Plan (2007)

All of the policies within the Southwark Plan seek to achieve a sustainable environment, be it through high quality urban design, improved transport choice or more homes to meet Southwark's housing need. The emerging Southwark Plan is split into two sections: the strategic policies which express Southwark's overall strategic direction, and the more detailed policies which express Southwark's

objectives and strategies and are the policies used for development control purposes.

The strategic policies that this SPD expands upon are:

- SP1 Sustainability, equality and diversity
- SP2 Participation
- SP3 Quality and Accessibility
- SP10 Development impacts
- SP11 Amenity and environmental quality
- SP13 Design and heritage
- SP14 Sustainable buildings
- SP17 Housing

There are a number of detailed development control policies that the SPD expands upon. The main policies are:

- Policy 3.12 Quality in Design

The policy sets out that developments should achieve a high quality of both architectural and urban design in order to create attractive, high amenity environments. It also states that a Design Statement must be submitted with planning applications.

- Policy 3.13 Urban Design

The policy sets out the principles of good design to include height of buildings, site layout and inclusive design.

- Policy 3.14 Designing out Crime

This policy states that development should be designed to improve community safety and crime prevention.

- Policy 4.1 Density of Residential Development

The policy sets out the residential density ranges that applicants need to comply with, setting out different ranges for the different zones of the borough (Central Activity Zone, Urban Zone, Suburban Zone and Public Transport Accessibility Zones)

- Policy 4.2 Quality of Residential Accommodation

The Secretary of State directed Southwark Council on this policy with regards to Lifetime Homes. The revised wording below has now been agreed by the Secretary of State and the Southwark Plan is expected to be adopted in July 2007 with the wording set out below.

The policy sets out the requirements for residential developments as:

- i. achieve good quality living conditions; and
- ii. include high standards of:
 - Accessibility, including seeking to ensure that all new housing is built to Lifetime Homes standards;
 - Privacy and outlook;
 - Natural daylight and sunlight;
 - Ventilation;
 - Space, including suitable outdoor/green space;
 - Safety and security; and
 - Protection from pollution, including noise and light pollution.

- Policy 4.3 Mix of Dwellings

The policy sets out the need to provide a mix of dwelling sizes and types to cater for Southwark's housing needs. It states that this will include

i. The majority of units should have two or more bedrooms, and developments of 15 or more dwellings will be expected to provide at least 10% of the units with three or more bedrooms with direct access to private outdoor space; and

ii. The number of studio flats must not exceed 5% of the total number of dwelling units within a development. Studio flats are not suitable for meeting affordable housing need; and

iii. At least 10% of all major new residential developments should be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.

Permission will not be granted for the conversion of a single dwelling house of 130 square metres or less original net internal floorspace into 2 or more dwelling units.

- Policy 4.5 – Wheelchair Affordable Housing

The policy states that for every affordable housing unit which complies with the wheelchair design standards, one less affordable habitable room will be required than otherwise stated in policy 4.4 (on general affordable housing requirements).

The SPD will expand upon the policies both in the London Plan and the emerging Southwark Plan, to provide advice on the required residential design standards.

Appendix 3 – Feedback on scoping report received from statutory consultees with officers’ response

Environment Agency – Responded 6 Jul7 2007

Comment	Officer response
<p>Relationship to Other Relevant Plans and Programmes Additional Relevant Documents:</p> <p>Improving the Flood performance of new buildings Flood resilient construction (Defra May 2007) This document aims to provide guidance to developers and designers on how to improve the resilience of new properties in low or residual flood risk areas by the use of suitable materials and construction details. These approaches are appropriate for areas where the probability of flooding is low (e.g. flood zone 1 as defined by PPS 25) or areas where flood risk management or mitigation measures have been put in place. Specifically this guidance document provides:</p> <ul style="list-style-type: none"> ● practical and easy-to-use guidance on the design and specification of new buildings (primarily housing) in low or residual flood risk areas in order to reduce the impacts of flooding ● recommendations for the construction of flood resistant and resilient buildings. 	<p>The SPD does not cover the use of materials and construction details. The Sustainable Design and Construction SPD provides information on using sustainable materials in order to reduce flood risk.</p>
<p>Code for Sustainable Homes: Technical Guide (March 2007 Communities and Local Government) This document provides a detailed list of requirements for each credit area of the Code for Sustainable Homes, and explains the process of gaining a Code rating. It also provides useful reference material for anyone involved in the process making the system of awarding points under the Code transparent and open to scrutiny. This technical guide includes an explanation of the procedure for assessment of houses and credit verification and the scoring and weighting system. It also provides details of the new credit definitions and their evidence base and</p>	<p>The suggested document has been added to the section on relevant plans, programmes and environmental protection objectives. The Code for Sustainable Communities has been incorporated into the SPD where appropriate.</p>

Comment	Officer response
<p>specification of methods of credit verification, calculation algorithms, checklists and other tools which are part of the assessment method.</p>	
<p>Planning Policies for Sustainable Building We recommend the inclusion of ‘ ‘ Planning Policies for Sustainable Building’- a Guidance to Local Development Frameworks (Local Government Association-Oct 2006). It recommends ways of integrating benchmarks for sustainable building into Local Development Frameworks. The report provides a set of suggestions and guidance, which reflect emerging and current good practice, and will help to deliver key policy objectives in areas such as energy, water and the use of materials.</p>	<p>Whilst this is a useful document, the SPD does not cover the issues discussed in the document. The SPD focuses solely on residential design standards. The Sustainable Design and Construction SPD covers issues such as the sustainable use of water, energy and materials</p>
<p>Adapting to Climate Change: A checklist for development This guidance on designing developments in a changing climate was published by the Greater London Authority in November 2005. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance.</p>	<p>See comment above</p>
<p>Adapting to climate change: a case study companion to the checklist for development (March 2007) Adapting to climate change: a case study companion to the checklist for development applies the Checklist's guidance to provide built environment case studies that incorporate climate change adaptation in their design and construction. The latest UK climate change scenarios indicate that, on average, summers will become hotter and drier; there will also be an intensification of the urban heat island effect in urban areas. Winters will be milder and wetter leading to increased flood risk. As well as seasonal changes, there will be more extreme climate events for example, very hot days and intense downpours of rain. The</p>	<p>See comment above</p>

Comment	Officer response
<p>companion guide provides case studies of developments or buildings that use techniques relevant to key climate change adaptation issues.</p>	
<p>Thames Region Catchment Flood Management Plan This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. It is based on extensive research into the catchment characteristics of the region and the options available for managing the risk to people, properties and the Environment. It takes into account the likely impacts of climate change and the plans for future development.</p>	<p>See above comment</p>
<p>Thames Corridor Catchment Abstraction Management Strategy (CAMS) - produced by the Environment Agency June 2004 - looks at water resources management and the implications for the River Thames. A copy is available at our website: http://www.environment-agency.gov.uk/subjects/waterres/564321/309477/309483/315125/?Version=1&Lang=_e CAMS are strategies for management of water resources at a local level. They make available information on water resources and licensing practice publicly available and allow the balance between the needs of the water abstractors, other water users and the aquatic environment to be considered in consultation with the local community and interested parties.</p>	<p>See above comment</p>
<p>Thames Waterways Plan (draft - currently in consultation) - looking at promoting the River Thames for recreation and leisure in a sustainable way. A draft copy is available from the website - www.riverthamesalliance.com The Environment Agency and the River Thames Alliance produced the Plan to provide a strategic framework for the non-tidal River Thames,</p>	<p>The SPD focuses solely on residential design standards and does not look at issues of the wider surrounding environment. This document is not relevant to this SPD.</p>

Comment	Officer response
<p>where the Agency is the navigation authority. It aims to, 'promote the healthy growth in the use of the freshwater Thames for communities, wildlife, leisure and business'</p>	
<p>Social, Economic and Environmental Context: SDO6: Energy Efficiency and Renewable Energy The SPD should ensure that a significant proportion of the energy supply of substantial new development is gained on-site and renewably, and/or from decentralised, renewable or low carbon energy supply and support the use of renewables, CHP and biofuels. It should promote the use of recycled building materials and materials that have low embodied energy and also promote retrofitting existing buildings to make them more energy efficient</p> <p>We recommend inclusion of the following additional indicators- total electricity and gas use, electricity generated from renewable energy sources and CHP located in the area, embodied energy in new buildings and percentage of new homes conforming to recognised codes for sustainable buildings. This information would be obtained from the following sources: -</p> <ul style="list-style-type: none"> • Audit Commission Area Profiles-household and individual energy use, by local authority • Department of trade and Industry(Currently Department for Business and Enterprise)- energy trends • Environment Change Institute-emissions from buildings, appliances • Renewable Energy Statistics Database- renewable energy 	<p>This SPD does not focus on energy supply and the use of renewable materials. The Sustainable Design and Construction SPD and the Design and Access Statements SPD provide further information on energy supply and the use of renewable materials. It is not necessary to obtain the recommended baseline data for this SPD.</p>
<p>SD09: Water Resources We believe water resources are not beyond the scope of this SPD. We would recommend inclusion of water resources as a key sustainability issue on Table 6 and as a sustainability objective on Table 7. Water</p>	<p>The Sustainable Design and Construction SPD and the Design and Access Statements SPD already cover water resources. The Residential Design SPD does not need to repeat information provided elsewhere and so there is no need to include water</p>

Comment	Officer response
<p>resources should include water efficiency, water quality and supply. Household water use is significant for new and old housing stock. The SPD would encourage use of rainwater and greywater, ensure adequate water supply and drainage provision for future developments.</p> <p>Additional Indicators should include number of water efficient developments, use of water saving technology and number of new or improved sites. Targets should include the following: reduce water use, reduce demand for water, increase/create riverside and water based opportunities for activities.</p> <p>New homes built to a 120 litres per head per day, or better, water efficiency standard will have a large positive impact on the supply-demand balance. If you are to proceed with high housing growth then water efficiency initiatives are vital to reduce people's daily water use and maintain a supply-demand balance</p> <p>More new development will create higher volumes of sewage to be transported from houses to sewage treatment works, and additional treated effluent to discharge to surface and ground waters. In both cases the infrastructure should be sufficient to guarantee both surface and ground water quality would not be detrimentally affected, and avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses.</p>	<p>resources within this Sustainability Report.</p>
<p>SDO10: Soil and Land Quality This objective is not beyond the scope of this SPD. Much of the anticipated development will occur on previously developed land. PPS23: Planning and Pollution Control, (Nov 2004) has changed the basis for dealing with land affected by contamination. It rests firmly on the precautionary principle. Sites are to be investigated before planning</p>	<p>Soil and land quality are not covered within the SPD because they are covered within the Sustainable Design and Construction SPD and the Sustainability Assessment SPD. There is no need for the SPD to repeat information covered in other SPDs.</p>

Comment	Officer response
<p>permission is granted. Remediation must reduce the risk to acceptable levels, and make the sites fit for purpose. The Council can invoke this approach whenever it considers there might be a risk.</p> <p>The indicators should be 'the number/ area of sites affected by contamination brought back into beneficial use'. Clarification will be required between the term 'contaminated land' which more accurately relates to land determined under Part IIa of the Environmental Protection Act 1990 by the Local Authority and 'land affected by contamination' or 'land contamination' which are the preferred terms for redevelopment situations.</p>	

Comment	Officer response
<p>SDO 11: Quality in Design</p> <p>There is need to expand this objective to cover other elements of design other than design and access. Design quality is fundamental to how places work. This may include public spaces that are safe and attractive and buildings that are at appropriate scale and density to support local services. Places that respect their context, using it as a starting point to enhance local character, and so connect, physically and socially, to the surrounding built environment and landscape, are more likely to have a strong, positive identity. A well-designed neighbourhood should also be sustainable socially, economically and environmentally.</p> <p>Places that are sustainable, functional and distinctive are consequently more attractive to investors and home- buyers alike. Design for environmental performance should be the key. Building Regulations may require new homes to be 'zero carbon' by 2016. The SPD should consider whether existing buildings remain fit for purpose under new climatic conditions.</p> <p>Quality design should create landscapes that are multi- functional and provide opportunities for water and energy saving. It should also create neighbourhoods where it is convenient and safe to walk or cycle to shops, schools and access to public transport. Well designed places should create mixed neighbourhoods where a range of types and tenures of houses and flats are available for all, where people can move to another home locally when their circumstances change. The council should require development proposals to take account of the expected changes in local climate conditions, throughout the proposed lifetime of the development, by adaptation or flexibility to allow future adaptation. Information on these measures must be submitted with an application.</p> <p>Specifically, the council will require major developments to:</p>	<p>The criteria questions for objective 11 ask about more than just design and access. In assessing the impact of the SPD on the sustainability objectives, wider issues in quality in design than just access are considered.</p> <p>Design for environmental performance and the requirement for new homes to be zero carbon are dealt with in the Sustainable Design and Construction SPD.</p> <p>Similarly climate conditions and wider sustainability issues are dealt with in the Sustainable Design and Construction SPD. There is no need to repeat information from other SPDs in this SPD.</p> <p>This is covered in the Sustainable Design and Construction SPD.</p>

Comment	Officer response
<ul style="list-style-type: none"> • identify the type of and extent of the main changes expected in the local climate throughout the lifetime of the proposed development, • identify the potential impacts of these changes on the proposed development and its neighbours, and • indicate the ways in which the proposed development design overcomes the hazards and exploits the opportunities associated with these impacts whilst meeting other sustainable development criteria, particularly the need to achieve overall reductions in greenhouse gas emissions <p>The design 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. Having a good mix of uses is a vital part of creating sustainable places and communities. It should show that the amount of development planned takes into account how much development is suitable for the site. This should take account of the various restrictions identified in the site analysis and the aims of good urban design.</p> <p>It should also balance a variety of design features such as solar gain, crime prevention and accessibility and explain the design decisions that are made. It would be very useful to explain the purpose of different parts of the site and placement of certain buildings or spaces.</p>	<p>The Design and Access Statements SPD requires applicants to explain the uses within a development and how they will work together to create a sustainable environment. There is no need to repeat this information within this SPD.</p> <p>The SPD includes information on solar gain. The Design and Access Statements SPD and the Sustainable Design and Construction SPD already include information on crime prevention and accessibility. This SPD also includes information on crime prevention in terms of dwellings overlooking amenity areas to provide natural surveillance.</p>

Comment	Officer response
<p>SDO 13: Open Space and Biodiversity</p> <p>A key message emerging from PPS1 is that development can (indeed should) be seen as a tool of environmental enhancement rather than as a source of environmental degradation, as in the past. Para. 19 suggests that adverse environmental impacts should be avoided if possible, mitigated against, if unavoidable, and/or compensated for (possibly elsewhere) if mitigation measures are only partially successful.</p> <p>The SPD should help explain that planned landscape design is based on a strategy for long term maintenance and management. It should explain the purpose of landscape design on the site, and how this will be achieved and maintained, for example to create a natural habitat, support an existing green corridor or provide a sensory garden or play space.</p> <p>The Environment Agency considers new development in urban areas an opportunity to create enhancements and opportunities for biodiversity. This SPD provides an ideal opportunity for enhancement of low value conservation sites and create and enhance ecological networks and ecologically resilient and varied landscapes, to support a range of species</p> <p>The council should require development proposals to include landscaping and other ecological features that contribute towards protecting, managing and enhancing local biodiversity. Information on these measures must be submitted with an application</p> <p>Applicants proposing major Developments should appoint a suitably qualified ecologist to prepare appraisal of the proposals and, if appropriate a biodiversity action plan for the site.</p>	<p>The SPD requires applicants to submit a landscape plan with details about the proposed planting etc. It also requires applicants to submit a plan of management for the maintenance of communal areas.</p>
<p>We do recommend the following objectives, indicators and targets to be</p>	<p>The SPD has minimal impact on sustainability objectives relating to</p>

Comment			Officer response
included in Appendix 4			biodiversity and it is not necessary to provide further baseline information in the case of this SPD. The suggested objectives, indicators and targets may be incorporated into the SA/SEA of other SPDs where there is a greater impact on biodiversity.
Objectives	Indicators	Targets	
<ul style="list-style-type: none"> • Avoid damage to designated wildlife sites (national and international) and protected species • Achieve favourable condition on internationally and nationally important wildlife sites • Meet UK Biodiversity Action Plan objectives • Maintain and enhance Biodiversity Action Plan habitats and species in line with targets 	<ul style="list-style-type: none"> • Favourable condition of designated sites • Area of designated site damaged • Achievement of biodiversity action plan objectives and targets. • Area of land actively managed for nature conservation. • Area or length of fluvial or estuarine habitat improvement • Ecological and chemical water quality 	<ul style="list-style-type: none"> • No detrimental effect to designated wildlife sites. • No detrimental effect on achievement of favourable condition status of site • Create x new areas of Biodiversity Action Plan habitats. • Increase by x the area of land actively managed for conservation. • Maintain or improve ecological and chemical water quality 	
SDO 14: Flood Risk Flood risk management is not identified as a key sustainability issue on Table 6 though it appears on Table 7 as a sustainability objective. There			Flood risk management has not been included in table 6 as a key sustainability issue because the SPD does not include information on flood risk management. Flood risk management is covered in

Comment	Officer response
<p>is need to identify flood risk as a key sustainability issue in order to establish a clear linkage between the issues and the objectives. PPS25 (Development and Flood Risk) recognises that flooding risk is expected to increase as a result of climate change and advocates the greater use of SUDS as a means of reducing the impact of development on flooding.</p> <p>Planning for SUDS early in a project's design is essential to enable integration of the system into the overall site concept and layout, and agreement on adoption, maintenance and operation of the systems.</p> <p>For good practice we recommend the following:</p> <p>Apartments</p> <ul style="list-style-type: none"> • In high-density developments 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 that provide large holding capacities for infiltration. These can be located under parking courts, service areas or landscaping and combined with permeable hard surfaces • Roof water run off can also be mitigated by use of rainwater harvesting (which can be stored for uses such as w.c. flushing and irrigation), and by the use of green roofs which can reduce run off by 50% or more <p>Medium Sized Housing</p> <ul style="list-style-type: none"> • Water butts installed on rainwater down pipes provide a simple contribution towards reducing storm water run off. • Where ground conditions are appropriate, surplus water can be directed to soakaways. • Community SUDS schemes, with run off collected from a number of houses and directed to a basin or balanced pond (discharge to a water course or mains drain via a hydrobrake) can provide an 	<p>the Sustainable Design and Construction SPD and the Design and Access Statements SPD. This SPD may only have a limited indirect impact on flood risk.</p>

Comment	Officer response
<p>attractive landscape and wildlife feature</p> <ul style="list-style-type: none"> • Permeable paving for driveways, access roads and parking areas <p>Large Housing</p> <ul style="list-style-type: none"> • Water butts should be installed on rain water down pipes • In lower density developments there is likely to be more space available for some SUDS features, such as soakaways, swales and infiltration basins • Large driveways and parking areas should be surfaced with permeable paving, or constructed to drain to adjoining soft surfaces. Using permeable paving will benefit the future growth of mature trees by maximising the area of soil moisture recharge <p>The Environment Agency requires discharge from the proposed developed site to mimic that of the Greenfield run-off. The discharge should be limited to that of the 1-year event, typically between 3 and 7 l/s/ha. Discharges for higher return periods can be calculated using the appropriate methods. Attenuation should be provided to protect from the 1 in 100 year critical storm event.</p> <p>he Council should include that under the terms of the Water Resources Act 1991 and the Land Drainage Bylaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of main rivers.</p> <p>An 8-metre buffer zone free from development is required from any mainwater course for maintenance access, flood defence and to protect the character of the watercourse.</p> <p>Baseline data needs to be compiled for flood risk issues. This is needed to allow the assessment of change and policy performance against key indicators. Examples include: -the number of dwellings in Flood Zone 3, the number of new or replacement dwellings permitted in Flood Zone 3</p>	

Comment	Officer response
<p>and the number of highly vulnerable premises within flood Zone 3 (as per PPS25 Annex D). It may be possible to compile some baseline data using the flood zones</p> <p>The sustainability issues are not adequately addressed due to lack of a strategic flood risk assessment (SFRA). SFRA should inform sustainability Appraisal. Without such an assessment, the sustainability appraisal would be considered incomplete.</p> <p>The extent to which flooding might be an issue in the borough, or how it might affect the area available for development, is not clear from the information available.</p>	
<p>SDO 15: Housing</p> <p>The Government believes that everyone should have the opportunity to have a decent home. It is aiming to make all council and housing association housing decent by 2010. It also wants to improve conditions for vulnerable households in privately owned housing, particularly those with children.</p> <p>A decent home should be warm, weatherproof and reasonably modern. Based on this information, the council should be able to develop appropriate objectives, indicators and targets. For example data would be collated on the number of vulnerable households in the privately owned housing and the council and housing association housing, repairs in progress and resources allocated and set targets to be achieved periodically</p>	<p>Noted. The sustainability objectives and baseline information already include information on decent homes. The SPD itself provides standards on sheltered housing, supported housing and hostels.</p>

Natural England – Responded 31 July 2007

Comment	Officer response
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Comment	Officer response
<p>Natural England are broadly supportive of the Sustainability Objectives listed in this document, of which there are sixteen, and these are in with objectives and issues identified by other London Borough's in similar documents</p>	<p>Noted</p>
<p>Objectives that are particularly welcome and supported are:</p> <p>SDO 13 Open Space and Biodiversity seeks "To protect and enhance open spaces, green corridors and biodiversity".</p> <p>The inclusion and recognition of green corridors is especially welcomed.</p>	<p>Noted</p>
<p>However, the Sustainability Issue Covered section under SDO 13 would appear inappropriate, the commentary here states there is a "Need to preserve and enhance built heritage and the archaeological environment." This commentary is appropriate for the previous SDO 12 – Conservation of Historic Environment.</p> <p>Natural England would suggest that the commentary for SDO 13 is changed to something along the lines of "Need to preserve, enhance and improve the open space and biodiversity potential of the Borough."</p>	<p>The Sustainability Report has been updated to replace the existing commentary with Natural England's suggested wording.</p>
<p>In order to facilitate open space provision the Council may find the following recommendations of use.</p> <p>Natural England believes that local authorities should consider the provision of natural areas as part of a balanced policy to ensure that local communities have access to an appropriate mix of greenspaces providing for a range of recreational needs, of at least 2 hectares of accessible natural green-space per 1,000 population. This can be</p>	<p>The provision of open space is beyond the scope of this SPD. This SPD includes information on amenity space provision specific to the residential development and does not focus on the wider provision of open space. The adopted Section 106 SPD provides further information on the provision of open space.</p>

Comment	Officer response
<p>broken down by the following system:</p> <ul style="list-style-type: none"> • No person should live more than 300 metres from their nearest area of natural green-space; • There should be at least one accessible 20 hectare site within 2 kilometres; • There should be one accessible 100 hectares site within 5 kilometres; • There should be one accessible 500 hectares site within 10 kilometres. <p>This is recommended as a starting point for consideration by local authorities and can be used to assist with the identification of local targets and standards. Whilst this may be more difficult for some urban areas/authorities than other, Natural England would encourage local authorities to identify the most appropriate policy and response applicable to their Borough. This can assist the Council with identifying the needs of the local community and increase awareness of the value of accessible natural green-space, along with the levels of existing green-space provision, resources and constraints.</p>	
<p>SDO 16 - Transport Schemes promoting and encouraging take up of sustainable public transport, including walking and cycling would be supported by Natural England.</p>	<p>This SPD does not cover transport as it solely deals with residential design standards. The Transport SPD and the Design and Access Statements SPD cover this objective in detail.</p>

English Heritage - Responded 3 August 2007

Comment	Officer response
<p>English Heritage does not wish to make any representations</p>	<p>Noted</p>

APPENDIX 4: RELEVANT PLANS, PROGRAMMES AND ENVIRONMENTAL PROTECTION OBJECTIVES

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
National		
<p>Securing the Future – UK Sustainable Development Strategy (2005)</p>	<p>This is the most important document for sustainability in the United Kingdom and sets out the national framework based on 4 themes:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone; • effective protection of the environment; • prudent use of natural resources; and • maintenance of high and stable levels of economic growth and employment. <p>It sets out the following ten guiding principles that set out the main issues that should be followed:</p> <ul style="list-style-type: none"> • putting people at the centre; • taking a long term perspective; • taking account of costs and benefits; • creating an open and supportive economic system; • combating poverty and social exclusion; • respecting environmental limits; • the precautionary principle; • using scientific knowledge; • transparency: information; participation and access to justice; • making the polluter pay. 	<p>The SPD should be based on the themes and issues of the national sustainable development strategy. The SPD should try to achieve the government's aims.</p>
<p>Planning for a Sustainable Future White Paper (2007)</p>	<p>The White Paper sets how to improve the planning system to include making it more transparent, streamlined and efficient. It focuses on a vision of a planning system that supports vibrant, healthy, sustainable communities.</p>	<p>The SPD needs to take into account the aims of the White Paper. It has the potential to make the planning system more transparent and efficient through</p>

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
	Some of the challenges it identifies are increasing the supply of housing and needing to consider planning and development holistically.	providing a clearer document for local communities and developers to use when building or altering residential developments.
Building a Greener Future: Towards Zero Development (2006)	This document focuses on housing and presents the Government's proposal for how the new part L to the Building Regulations, Climate Change PPS and Code for Sustainable Homes can work together to achieve zero carbon dioxide. It is proposed that all new homes will be required to be "zero carbon" by 2016.	The SPD should be aware of this document and may need to locate the SPD within the context of designing more sustainable homes and achieving zero carbon dioxide.
Urban White Paper 2001	This aims to stop urban decline by linking up initiatives on housing, planning, education, transport and law and order issues. The ways to do this are good design, improving prosperity, providing good services and helping people to get involved in their communities.	The SPD should try to achieve the government's aims, particularly through good design.
Communities Plan - Sustainable Communities: Building for the Future 2003	This aims to tackle housing supply in the South East, to improve poor housing quality, low demand in other parts of the country and the quality of public spaces and the local environment.	The SPD should try to achieve the government's aims, particularly in improving poor quality housing.
Code for Sustainable Homes: Technical Guide (March 2007 Communities and Local Government)	This document is a national standard to guide industry in the design and construction of sustainable homes. It provides a detailed list of requirements for each credit area of the Code for Sustainable Homes and explains the process of gaining a Code rating.	The SPD should seek into incorporate appropriate parts of the Code into the residential design standards.
By Design – Urban design in the planning system: towards better practice. DETR / CUBE 2000	The aim of this guide is to promote high standards in urban design. The central message is that careful assessments of places, well-drafted policies, well-designed proposals, robust decision-making and a collaborative approach are needed if better places are to be created.	The SPD should try to achieve the government's aims of high quality urban design.
Guidance on Tall Buildings CUBE and English Heritage, 2003	The aim is to 'ensure that tall buildings are properly planned'. The document is for use as a basis for assessment for specific local projects in local policy and guidance preparation. The most important	The SPD should try to achieve the government's aims and may need a specific section on tall buildings.

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
	issues are making sure that tall buildings are of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.	.
Part M: Access to and use of buildings of the Building Regulations 2000	The document sets out the minimum requirements for access to and use of buildings and developments. It includes guidance on access to residential dwellings, including minimum standards on access to and into the dwelling, circulation, accessible switches and socket outlets, and passenger lifts.	The standards set out in the SPD must meet or exceed those set out in Part M of the Building Regulations. The SPD will be consistent with the building regulations and will not repeat the regulations within the SPD.
Wheelchair housing design guide (2 nd edition) by Stephen Thorpe and Habinteg Housing Association 2006	This document informs much of government policy on wheelchair standards. It is referred to in the London Plan as a document local planning authorities should adopt. It is a very comprehensive document setting out basic design considerations, requirements and recommendations for how to design a wheelchair accessible dwelling.	Whilst not a government document, it is widely recognised as a good practice guide and informs much government policy. Thus the SPD should seek to incorporate the standards set out in the document.
Disability Discrimination Acts 1995 and 2005	The two acts seeks to end the discrimination that many disabled people experience. The 1995 Act includes legislation on giving disabled people rights on buying or renting property. The 2005 acts further the legislation in the 1995 Act and makes it easier for disabled people to rent property and make disability-related adjustments.	The SPD need to ensure the guidance it offers, in particular with regards to wheelchair housing, complies with that in the Disability Discrimination Acts.
Building for Life Standard, led by the Commission for Architecture and the Built Environment (CABE) and the House Builders Federation.	The Building for Life Standard is the national benchmark for well-designed housing and neighbourhoods in England. It is a commitment to improving the quality of new housing development. The standard is awarded to new housing projects that demonstrate a commitment to high standards and good place making. It helps to celebrate design excellence and best practice.	The SPD can refer to the Building for Life Standard to improve new residential development. It can refer to the elements making up the standard, such as good design and construction within the SPD.
Parker Morris Standard (1961)	The Parker Morris Report led to the Parker Morris Standards. These set out space standards for dwellings and are still widely cited today.	The SPD needs to look at the Parker Morris Standard in

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
	The standards often form the basis of other space standards.	formulating its own space standards for residential dwellings.
Design and quality standards 2007 Housing Corporation	The document sets out the Housing Corporation's requirements and recommendations for all new housing which receives Social Housing Grant. It includes standards on the internal environment such as they need to be comfortable and convenient. It also includes standards for sustainable construction and the external environment.	The SPD needs to take into consideration the Housing Corporation's standards. The may be used to generating the standards specific to Southwark in the SPD.
PPGs / PPSs		
PPS 1: Delivering Sustainable Development (2005)	PPS1 sets out the Government's vision for planning. The main aims are promoting regeneration, regional, sub-regional and local economies, healthy, safe and crime free places, encouraging land to come forward for development, giving priority to ensuring access for all to jobs, health, education, shops, leisure and community facilities. putting developments that attract a large number of people, promoting more efficient use of land with higher densities and reducing the need to travel. This requires policies to achieve this.	The SPD should try to achieve the government's aims in relation to ensuring sustainability is at the heart of all developments. New housing developments must ensure the principles of sustainability are followed.
PPS 3: Housing (2006)	<p>The Government's key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this objective, the Government is seeking to:</p> <ul style="list-style-type: none"> • ensure that a wide choice of housing types is available to meet the needs of all members of the community; • deliver a better balance between housing demand and supply in every housing market and to improve affordability where necessary; and • create sustainable, inclusive, mixed communities in all areas. <p>Developments should be attractive, safe and designed and built to a high quality. They should be located in areas with good access to jobs, key services and infrastructure.</p>	The SPD should try to achieve the government's aims for sustainable housing and design.

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
PPS 6: Planning for Town Centres (2005)	The aim is to promote the use of town centres and to increase the number and range of competitive shops and services in the town centre by improving existing centre. There is also mention of housing within many mixed-use developments.	The SPD should try to achieve the government's aims for housing within town centres to be sustainable and add to the vitality and viability of town centres.
PPS 9: Biodiversity and Geological Conservation (2005)	Planning, construction, development and regeneration should have the least impacts on biodiversity and it should improve it wherever possible. This requires policies to achieve this.	The SPD may need to take into account the aims within PPS 9 to ensure that new development has a minimum negative impact on biodiversity in ensuring provision of housing amenity space. This SPD will link into the Sustainable Design and Construction SPD currently being written and most of the information from PPS 9 will be covered in the Sustainable Design and Construction SPD.
PPS 10: Planning for Waste Management (2005)	This aims to reduce waste by making sure re-use/recycling facilities are in new developments, and to manage waste as near as possible to its place of production because transporting waste itself has an environmental impact. This requires policies to achieve this.	There may be scope within the SPD to set standards for waste, re-use or recycling facilities. However, it is likely that the Sustainable Design and Construction SPD will cover this information and that the Residential Design Standards SPD will need to refer to the other SPD.
PPG 15: Planning and the Historic Environment (1994)	This aims to protect historic buildings, environment and conservation areas and requires policies to achieve this.	The SPD should try to achieve the government's aims and ensure

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
		new housing development does not have a negative impact on the historic environment.
PPG 16: Archaeology and Planning (1990)	This aims to preserve archaeology. This requires policies to achieve this.	The SPD should try to achieve the government's aims through ensuring new housing development does not negatively impact on important archaeology. This may be beyond the scope of this SPD and it is likely that it will be covered in the Sustainable Design and Construction SPD.
PPG 17: Planning for Open Space, Sport and Recreation (2002)	This aims to improve open space, sport and recreation facilities and seeks to ensure that there is enough land and water available for organised sport and informal recreation.	The SPD should try to achieve the government's aims in regard to ensuring new developments provide amenity space for their residents. In larger developments this may include allocating space for informal recreation,
PPS 22: Renewable Energy (2004)	This aims to reduce carbon dioxide emissions by 60% by 2050, and to keep reliable and efficient energy supplies. The development of renewable energy sources needs to be linked to improvements in energy efficiency. This requires policies to achieve this.	The SPD may need to include a section on how to reduce carbon dioxide emissions and use renewable energy sources, and natural energy sources such as maximising sunlight in the development. The majority of the objectives in PPS 22 will be covered in the Sustainable Design and Construction SPD and the

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
		Residential Design Standards SPD may simply sign post to the other SPD.
PPG 24: Planning and Noise (1994)	This aims to reduce impacts by outlining issues that need to be taken into account when deciding planning applications for noise-sensitive developments and for those activities; which generate noise. It also advises on the use of conditions to minimize the impact of noise. This requires policies to achieve this.	The SPD should try to achieve the government's aims of minimising noise within and between developments. The SPD seeks to ensure a pleasant living environment for all and to do this includes ensuring housing developments meet basic requirements for privacy which include noise.
PPG 25 Development and Flood Risk (2001)	This document explains how flood risk should be considered to reduce future damage to property and loss of life. This requires policies to achieve this.	Flood risk will not be covered directly in this SPD, but there may be scope for the SPD to refer to the need to consider flood risk to reduced future damage to property and loss of a pleasant living environment.
Regional / London		
The London Plan: Spatial Development Strategy for Greater London (2004)	The London Plan sets out the vision and a Spatial Development Strategy for London for the next 15-20 years. It has 6 main aims: for more buildings without building on open space, to make London a better city to live in, economic growth and prosperity, to reduce social exclusion, deprivation and discrimination, to improve accessibility and green space. This requires policies to achieve this.	The SPD should try to achieve the Mayor's aims particularly for making London a better city to live in, reducing social exclusion, deprivation and discrimination and improving accessibility.

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)	This aims to improve a development's economic, environmental and social performance.	The SPD should try to achieve the aims of the Sustainable Development Commission.
Sustainable Communities Plan for London: Building for the Future (2003)	This document is part of a national programme of action setting out how the Government intends to achieve sustainable communities in London. The main challenges for London are to accommodate growth and to reduce poverty and deprivation. To do this, the main aims are for more and better-designed and affordable homes, including homes for key workers. To improve public transport and other infrastructure to support the development of new and growing communities; to raise education standards and skill levels across the capital; to tackle crime, anti-social behaviour and the fear of crime.	The SPD should try to achieve the government's aims for sustainable communities.
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)	This aims to keep wildlife habitats in London, and to create and make more open spaces accessible, so that all Londoners are within walking distance of a green space.	there is scope for the SPD to link into the Mayor's Biodiversity Strategy through its standards on amenity space for new residential developments.
Sounder City: The Mayors Ambient Noise Strategy (2004)	The Mayor's aim is to minimise the impacts of noise on people living, working in, and visiting London. The strategy considers noise from general traffic, freight and service vehicles, railways, airports, industry and general amenity, particularly noise sensitive premises like schools, universities and hospitals.	The SPD should try to achieve the Mayor's aims of minimising the impact of noise on people living in London. The SPD may need to focus on noise to ensure residents having a pleasant living environment.
Cleaning London's Air, The Mayor's Air Quality Strategy (2002)	The Mayor's 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 overarching objective and identifies energy use and road traffic as the main air polluters in London.	There may be scope for the SPD to link with the Sustainable Design and Construction SPD to improve air quality within Southwark.

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
Green Light to Clean Power. The Mayor's Energy Strategy (2004)	The aim is to change energy provision and use by 2050 with a key target of CO ₂ emissions reductions of more than 60% of those in 2000. The ways to achieve this are to reduce carbon dioxide emissions through energy efficiency, renewable energy, using less energy and preventing fuel poverty where people cannot afford energy.	The SPD should try to achieve the Mayor's aims, particularly through the inclusion of sections of daylight and sunlight which may reduce the amount of energy needed to heat and light the development..
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)	This sets out a strategy to deal with London's waste problem. The main aims are to reduce waste, encourage recycling and composting, improve recovery; treatment and transport of waste, work in partnership to set up waste infrastructure and new industry / jobs linked to recycling, education and promotion and to reduce street litter.	There may be scope within the SPD to include information on waste and recycling and set standards within the document.
Housing. Mayor's Supplementary Planning Guidance (2005)	The Mayor's Housing SPG provides further information on the implementation of housing policies within the London Plan and is split into two sections: housing provision and affordable housing	The SPD should try to achieve the Mayor's aims for housing provision including his aims for housing choice and mix, housing density and decent homes to ensure a sustainable and high quality housing supply.
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)	This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people.	The SPD should try to achieve the Mayor's aims for an accessible environment. In particular it needs to meet Implementation Point 13 of the guidance which requires 10% of new housing to be designed to be wheelchair accessible.
Wheelchair Accessible Housing. Mayor's draft Best Practice Guidance (March 2007)	This draft best practice guidance clarifies which of the requirements of the Wheelchair Housing Design Guide (see above under the national guidance section of this table) should be incorporated into the design at	The SPD should try to meet the requirements of design for wheelchair accessible housing.

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
	the planning stage.	
Providing for Children and Young People's Play and Informal Recreation. Mayor's draft Supplementary Planning Guidance (October 2006)	This draft document provides further detail on the policies in the London Plan to ensure better play and informal recreation for children and young people. This includes within new housing development and it sets out how to apply the benchmark standard to ensure it is delivered.	The SPD needs to be aware of the progress of this draft document and take into account its recommendations if appropriate in relation to the standards of play and informal recreation space required for new housing developments.
Mayor's draft Housing Space Standards report (August 2006).	The Housing Space Standard report looks at existing space standards in London and best practice standards across Europe and puts forward some recommendations based on the findings of the report. It recommends a series of 'baseline space standards' to include a minimum floor area for combined cooking, eating and living areas; minimum floor areas for the bedrooms and; minimum floor area for internal storage. The report also recommends a series of 'additional standards' including; minimum room dimensions and proportions; minimum floor area for "dirty storage"; internal play space; external recreational space and; mobility.	The SPD needs to be in conformity with the space standards set out in this document. The document is currently only a draft and so the SPD needs to keep up-to-date on when the document is adopted and whether any of the space standards have changed.
Capital Homes 2005-16. London Housing Strategy	The London Housing Strategy is published in collaboration with various strategic government bodies to set out a comprehensive strategy, guiding housing development and investment across London. Within the priorities of the strategy is the need to create better places by improving liveability and the quality of local environments.	The SPD needs to try and achieve the priorities within this document and improve liveability by improving the design, including the internal design of buildings.
Mayor's draft Planning for Equality and Diversity Supplementary Planning Guidance (December 2006)	The draft SPG looks at addressing the needs of London's different communities. It includes information on how to promote equality and diversity in the planning process, and how to address the spatial needs of target equality groups. It includes principles for effective community engagement and engaging with specific groups.	The SPD needs to take into account the draft SPG in two respects: firstly in consulting the community on the document; secondly the content of the SPD needs to reflect Southwark's

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
		diverse community.
Local		
London Borough of Southwark: Community Strategy 2006-16	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. The vision is 'the belief of making Southwark a better place to live, to learn, to work and have fun'. This 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: tackling poverty, making Southwark cleaner and greener; cutting crime and fear of crime; raising standards in our schools; and improving the health of the borough.	These objectives should be the starting point for the SPD and the SPD will in particular feed into the Community Strategy priority of making the borough a better place for people' through the need to make a place that has 'localities of mixed communities' and 'more and better homes'.
Southwark adopted Unitary Development Plan (1995)	The adopted Southwark Unitary Development Plan is part of the legal development plan for the borough. It is soon to be replaced by Southwark's emerging Unitary Development Plan (2007).	The SPD should make sure that up to date policies are taken into consideration in relation to housing.
Southwark's emerging Unitary Development Plan (2007)	This sets out planning policies and proposals to guide development in the Borough until 2016. Chapter 4 within the emerging UDP focuses on housing and sets out a range of relevant policies including policy 4.1 – Density of residential development, 4.2 – Quality of Residential Development, 4.3 – Mix of Dwellings and 4.5 – Wheelchair Affordable Housing.	These planning policies should be the basis for the SPD along with the community strategy objectives and any relevant adopted Unitary Development Plan policies. In particular the SPD will expand on policy 4.2 of the emerging Southwark Plan.
Southwark Waste Management Strategy: 2003 – 2021	This sets out Southwark council's programme for achieving the waste management targets set out in the GLA Waste Management Strategy.	There may be scope for the SPD to help meet these targets if it includes standards for waste management.

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
Southwark Housing Strategy 2005- 2010	This aims to: improve the quality of all homes and neighbourhoods; increase the supply of housing, in particular affordable housing; reduce homelessness and improve the standard of temporary accommodation; improve the quality of life for vulnerable people through housing support and deliver community-focused services;	The SPD should try to achieve the council's aims of improving the quality of all homes. the main aim of the SPD is to create pleasant living environments in new housing developments.
Southwark Empty Homes Initiative	Sets out how empty homes can be brought back into use.	There may be scope within the SPD to meet the objective of the initiative.
Southwark Supporting People Five Year Strategy 2005-2010	Aims to improve the quality of life of vulnerable people in Southwark through the provision and promotion of responsive, creative and cost effective housing related support services which both respond to assessed need, promote independence choice and ensure that housing support services play an integral part in the delivery of other local and national plans and objectives. This includes the targets of: <ul style="list-style-type: none"> • Complete 180 major adaptations and 160 minor adaptations per year. • Convert 10 council homes to either full wheelchair or mobility standard each year. 	The SPD should try to achieve the council's aims, and in particular the SPD will help to meet these aims through its standards on wheelchair housing
Southwark Housing Needs Survey	<ul style="list-style-type: none"> • Found that around 1,900 new affordable housing units are required each year to eliminate the existing backlog and meet newly arising need. • The need for affordable housing exceeds total housing delivery. • Even if the likely supply of housing is taken into account, affordable housing should account for 80% of housing provision. Almost all of this housing should be social housing.	The key findings of the Southwark Housing needs survey form the basis for housing policy. The SPD needs to assist in meeting the council's aims. Some of this will be covered to the draft Affordable Housing SPD.
London Borough of Southwark Biodiversity Action Plan	This 'toolkit' provides information and guidance on protecting, managing and promoting key wildlife habitats and species within London.	The SPD should be aware of the biodiversity plan as there may be scope for linking into in, particularly in relation to amenity

Document	Relevant Objectives and Targets	Implications for Supplementary Planning Document
		space and play space and landscape design requirements.
<p>The “Greenwich Standard”. London Borough of Greenwich’s Wheelchair Site Brief and Wheelchair Housing Greenwich Access Brief. They are widely regarded as a best practice document and the standards have been adopted by the South East London Housing Partnership, which Southwark Council is a part.</p>	<p>The best practice guidance sets out standards for housing suitable for wheelchair users. It includes 15 sections on a number of aspects of the home including moving around outside, using outdoor space, negotiating the entrance door, moving between levels and using living spaces.</p>	<p>The SPD needs to consider the documents as they are adopted by a sub-regional housing group which includes Southwark Council. The SPD needs to consider whether these are the standards it will set out for wheelchair housing.</p>

APPENDIX 5: THE EVIDENCE BASE (SOCIAL, ENVIRONMENTAL AND ECONOMIC CONTEXT)

The baseline environment has been described in relation to the 16 objectives that form the sustainability framework - the yardstick against which the success of the plan will be measured.

The table below sets out a description of the information contained in each column.

Guideline table:

Sustainable Development Objective (SDO)	Sustainable Development Indicator Description	Baseline*	Comparators and Targets	Sustainability Issues
This column outlines the sustainability goals against which the success of the plan will be measured.	This column sets out what indicators will be used to measure how well the plan is contributing towards Southwark's sustainability goals.	This column sets out the current situation in terms of the relevant sustainable development indicator.	Sets out the relevant targets and any other national, regional, or local trends against which the baseline can be compared. The helps to put the baseline data into context.	Sets out the key issues in relation to the description of the baseline environment and the overarching sustainability objectives.

*All baseline figures cited are Southwark wide unless specified otherwise.

Regeneration and Employment Opportunities: SDO 1: To tackle poverty and encourage wealth creation	Aggregate Index of Multiple Deprivation	17 th most deprived borough in the country (2004) Source: (Indices of Multiple Deprivation 2004).	In 2004, Southwark was the 17 th most deprived borough in the country. In 1993 Southwark was ranked 2 nd . Source: (Indices of Multiple Deprivation 2004).	Although Southwark has improved in its IMD ranking, it still needs to continually improve its position nationally. In particular the SPD will promote healthy living environments.
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Education: SDO 2: To improve education and the skills of the population				Education is beyond the scope of the SPD.
Health: SDO 3: To improve the health of the population	IMD Health Deprivation and Disability Domain (IMD 2004)	See Appendix 5. Source: (Indices of Multiple Deprivation 2004).	No comparator or target available.	There are high levels of health and disability deprivation in the borough, particularly in the north of the borough. The SPD may help to improve the health of the population by improving the living environment in new housing developments which may have a positive impact on health.
	BREEAM/Code for Sustainable Homes score of new development for Health and Well-being	This indicator needs to be developed		
	Life Expectancy	2000-2004: 74.1 (male) 80.2 (female) Source: Draft Local Development Framework Annual Monitoring Report 2	Comparator: 1998 – 2002: 73.1 (male) 79.3 (female) Source: Draft Local Development Framework Annual Monitoring Report 2	Life expectancy is improving in the borough, linked to healthy living environments.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	i) IMD Crime Domain ii) Proportion of people who feel less safe in the day and at night	See appendix 6 Source: (Indices of Multiple Deprivation 2004).	Average PSA1 rate of 32.1 offences per 100 population in Southwark. Source: LBS Community Safety team.	Crime is relatively high across the borough and is distributed unevenly across the borough, with some areas experiencing much higher levels of crime than others. This may be relevant to the SPD because by improving the design of housing developments, particularly in terms of access and amenity space, it may assist in reducing the incidence and fear of crime.
Social inclusion and	Local people's	2005 All: 75%	Target: To increase	There are currently similar levels of satisfaction

<p>Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion</p>	<p>satisfaction with living in their area. Aggregate by equalities groups</p>	<p>Female: 73% Aged 18-24: 79% Aged 65+: 83% BME: 72% Source: Southwark Residents Survey</p>	<p>the percentage of households satisfied with the quality of places in which they live by five percentage points above the baseline year 2003/04 Source: DCLG, Public Service Agreement National Floor Targets</p>	<p>across the borough. The SPD may have an impact on social inclusion and community cohesion through improving the living environment and giving people access to decent homes. This may improve people's satisfaction levels with living in their area and also people's health..</p>
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	<p>Percentage of residents who feel involved in (i) the local community and (ii) decision making.</p>	<p>2004/05 i) 32% ii) 38%</p> <p>Data not broken down by sex, age and ethnicity until 2005/6. Future surveys to collect data on faith, sexuality, gender and disability.</p> <p>Source: Draft Local Development Framework Annual Monitoring Report 2</p>	<p>2005/06 i) 31% Female: 29% Aged 18-24: 23% Aged 65+: 37% BME: 27%</p> <p>ii) 44% Female: 45% Aged 18-24: 39% Aged 65+: 48% BME: 45%</p> <p>Source: Draft Local Development Framework Annual Monitoring Report 2</p>	<p>The percentage of residents who feel involved in the local community has slightly decreased over time, whilst the percentage who feel involved in decision making has increased. There are variations in involvement levels between genders, ages and ethnicity. The SPD may assist in making people feel more involved in the local community and decision making through community engagement and involvement in the development and preparation of this SPD.</p>
	<p>% of tenants halls which are Disability and Discrimination Act compliant.</p>	<p>A recent housing tenants halls review (2006), amongst other things, sought to establish how many tenants' hall buildings comply with the disability and discrimination act. The survey measured only a sample (70) of tenant's halls that are known. None of those surveyed were fully disability and discrimination compliant.</p>	<p>No date.</p>	<p>All land use decisions must achieve or contribute towards sustainable development and meet the needs of Southwark's diverse population and the economy whilst improving accessibility and quality of life. The SPD will cover all new residential developments and will ensure that they meet the Disability Discrimination Act requirements.</p>

	% of access statements approved by the council as a proportion of those submitted for development in the action area.		No data.	This indicator needs to be developed and is relevant because the SPD will include a section on access, particularly for wheelchair users.
Energy Efficiency and Renewable Energy: SDO 6. To reduce contributions to climate change	Average CO2 Emission Rate of new residential development	No baseline information available. This has started to be collected as part of introduction of new Part L of Building Regulations.	To pass Building Regulations, the CO2 Emission Rate for dwellings needs to be 20% less than the emissions generated from a notional design of that dwelling. Source: Building Regulations	The average household in Southwark consumes 21% more energy and produces 12% more CO ₂ than a standard 3 bedroom semi-detached house built to 1995 Building Regulations. (Source: Elephant and Castle Resource Flow Assessment, p2) The may be scope within the SPD to reduce contributions to climate change through a focus on Code for Sustainable Homes ratings. The SPD may have an impact on energy efficiency and renewable energy and design.

<p>Air Quality SDO 7. To improve air quality in Southwark</p>	<p>Number of days the concentration of (a) Particulate matter (PM10) and (b) Nitrogen Dioxide (NO2) exceeded target.</p>	<p>2005/06: (a) threshold exceeded on 13 days. Average annual level was between 31.5ug/m3. (b) threshold not exceeded. Average annual level was 58.4ug/m3. Source: Borough air quality monitoring stations.</p>	<p>Greater London Target: (a) PM10 levels: Not exceed 50ug/m3 on more than 10 days and annual average level of 23ug/m3 by 31 December 2010 (b) Daily NO2 not exceed 287ug/m3 and annual average level of 40ug/m3.</p>	<p>Particulate matter is considered to have significant health impacts. Average annual levels are based on the highest average of the three monitoring sites.</p> <p>The majority of Southwark is within a designated Air Quality Management Area. Given that there is a drive to improve ambient air quality from the Southwark Air Quality Action Plan, there is a need to consider whether and how the SPD could promote development and regeneration without reducing air quality.</p>
<p>Waste Management SDO 8.</p> <p>To reduce waste and maximise use of waste arising as a resource</p>	<p>The volume and proportion of household waste recycled and composted.</p>	<p>2004/05: 137,400t collected & 10.8% recycled/composted. Source: Draft Local Development Framework Annual Monitoring Report 2</p>	<p>No data</p>	<p>National Government has set targets for Southwark Council to increase recycling rates and reduce the amount of waste going to landfill. Equally the Mayor encourages London Boroughs to consider the waste hierarchy – reduce, reuse, recycle.</p> <p>There may be scope within the SPD to include design standards incorporating recycling and waste facilities in housing developments.</p>
	<p>The volume and proportion of municipal/household waste arising disposed of by landfill and incineration.</p>	<p>2005/6: Total municipal waste arisings:138,525 tonnes. 106,970 from households (419.5kg/person) and 31,555 tonnes from other sources. 2004: 60,668 tonnes is disposed of by landfill,</p>	<p>2010/11: 30% Source: Southwark Waste Management Strategy 2003-2031. (p4) LBS Annual Monitoring Report 2005.</p>	

		<p>which is 54.6%. 38,660 tonnes is disposed of by combined heat and power, which is 34.8%.</p> <p>2002/03: 10, 7775 tonnes 25% incinerated.</p> <p>Source: Southwark Waste Management Strategy 2003-2031. (p19 & 4 respectively).</p>		
<p>Water Resources SDO 9. To encourage sustainable use of water resources</p>				Water resources are beyond the scope of the SPD.
<p>Soil and Land Quality: SDO 10. To maintain and enhance the quality of land and soils</p>				Soil and land quality is beyond the scope of the SPD.
<p>Quality in Design: SDO 11. To protect and enhance the quality of landscape and townscape</p>	Number of approved applications submitting Design and Access Statements	No data available. Data starting to be collected.	100% of all applications	All planning applications will need to include a Design and Access Statement, which sets out how the design of the development has responded to its context. It includes looking at access into and through developments, ensuring that all developments are accessible to all of the community regardless of mobility. The SPD will include guidance on design and access in residential design.
<p>Conservation of Historic Environment:</p>	Extent of Conservation Area	There are 39 designated	Preserve and enhance the	Design in conservation areas or in on adjacent to listed buildings will need to be sensitive to the

SDO 12. To conserve and enhance the historic environment and cultural Assets	(CA) and Archaeological Priority Zones (APZ) in the borough	conservation areas in Southwark covering 22% of the borough. There are 5 known archaeological priority zones covering 14% of the borough Source: Emerging Southwark Plan	character and appearance of the historic environment. Source: Emerging Southwark Plan	character of the area. Some of the new residential developments will be in conservation area and/or listed buildings, and the SPD may need to take this in account.
	Number of Listed buildings at risk	There are 44 listed buildings at in Southwark Source: Buildings At Risk Register, English Heritage - http://www.english-heritage.org.uk/	2003-2004: 95 Source: LBS Annual Monitoring Report	
Open Space and Biodiversity: SDO 13. To protect and enhance open spaces, green corridors and biodiversity	Change in priority habitats (ha) and species (numbers)	The 2006 Biodiversity Action Plan identifies the following priority habitats: <ul style="list-style-type: none"> • <i>Parks and Open Spaces</i> (there is 26.4ha of conservation areas in parks in 2005/06. This represents an 11% increase over 2004/05) • <i>Woodland</i> (4% Southwark covered by woodland 	Increase grassland, wetland and woodland habitat resources in Southwark. Source: Southwark Biodiversity Action Plan	The SPD may have an impact on this through its focus on amenity, landscaping and play space which may have an impact on biodiversity.

		<p>compared to 2% London-wide)</p> <ul style="list-style-type: none"> • <i>Private Gardens</i> (approximately 25% Southwark is covered by private gardens. No data is available on change in area) 		
<p>Flood Risk: SDO 14. To reduce vulnerability to flooding</p>	<p>Number of applications granted contrary to the advice of the Environment agency</p>	<p>2005/06: There were no permissions granted contrary to the advice of the Environment Agency Source: Environment Agency</p>	<p>No planning permissions granted contrary to the EA advice on flood defence and water quality grounds.</p>	<p>The north of the borough falls within the Environment Agency's Flood zone 3a - an area of high-medium risk (1 in 200 years chance) of flooding from the Thames. It is primarily protected from this flood risk. Large parts of the borough are hard paved, which could present a flood risk. This indicator may be relevant to the SPD.</p>
<p>Housing: SDO 15. To provide everyone with the opportunity to live in a decent home</p>	<p>Average Code for Sustainable Homes score of new dwellings in the borough</p>	<p>No baseline information available. This will need to be developed to monitor the SPD.</p>	<p>Target to be developed.</p>	<p>The indicator needs to be developed, as it is of particular importance to this SPD.</p>

	<p>Housing trajectory: (i) net additional dwellings completed between 1997 and the start of the reporting year (ii) net additional dwellings completed in the reporting year (iii) net additional dwellings projected to be completed between next year and 2016.</p>	<p>(i) 1997 - 2004/05: 11,473 completed (ii) 2005/06: 1,382 dwellings completed (iii) Projected dwellings between 2006/07 to 2016/17: 22,943 dwellings Source: Southwark LDF Annual Monitoring Report, 2005/06</p>	<p>Target: To provide 29,530 new dwellings between 1997 and 2016, at an average rate of 1,476 per annum. Source: London Plan</p>	<p>The borough is on track to meet this target. It is important that the delivery of needed housing is not compromised by requirements for energy efficiency and renewable energy. This is relevant to the SPD as it will work towards meeting the target number of new dwellings.</p>
	<p>The number and proportion of new dwellings which are (i) studio / 1 bedroom (ii) 2 bedrooms (iii) 3 bedrooms and (iv) 4 or more bedrooms</p>	<p>29.8 of all dwellings were 1 bedroom / studios (24.8 of affordable dwellings) (ii) 50.4% 2 bedrooms (57% affordable) (iii) 9.4 % 3 bedrooms (9.9% affordable) iv) 2.4% 4+bedrooms (8.4% affordable). Source: London Development Data Base (gross completions)</p>	<p>At least 10% of major development has 3 or more bedrooms. Maximum 5% dwellings are studios. Source: Emerging Southwark Plan – Modifications, 2006)</p>	<p>Reduce overcrowding: A recent Housing Needs Survey (2003) for Southwark identified 35,851 households stating a need to move in the next 5 years. Of those households:</p> <ul style="list-style-type: none"> • 48% stated the main reason for needing to move is that their home is too small • 42% needed to move 'to live in a better local environment' • 54.3% needed a home with 3 or more bedrooms <p>This is relevant to the SPD as the SPD will set out space standards for residential developments.</p>
	<p>Number and percentage of dwellings approved that meet lifetime homes standard and number and percentage of</p>	<p>This data is currently not collected</p>	<p>Target: All new housing built to lifetime home standard. 10% of new housing should be wheelchair accessible.</p>	<p>This is relevant to the SPD because the SPD will look at space standards including those for Lifetime Homes.</p>

	approved dwellings that are wheel chair accessible		Source: Local Development Framework Annual Monitoring Report 2	
	Number of Decent Homes in the borough	<p>Local Borough of Southwark housing stock: 38% of dwellings as non-decent. This is 15,340 out of a total of 41,469 dwellings in the borough.</p> <p>Source: Stock Condition Database Appex April 2006</p> <p>Private dwellings: 34% of homes estimated as non-decent. This is 22,661 out of a total of 66579 private sector dwellings in the borough.</p> <p>Source: 2003 Private Sector Stock Condition Survey</p>	<p>Target: The council aims to bring all its housing up to Decent Homes standards by 2010.</p> <p>Source: Local Development Framework Annual Monitoring Report 2</p>	Decent Homes standards require dwellings to be warm, weatherproof and have reasonably modern facilities. The SPD will look at space standards, amenity space, daylight, and housing meeting specific needs (such as students and travellers) in order to meet Decent Homes standards.
Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				Transport is beyond the scope of the SPD.

APPENDIX 8 COMPARISON OF SUSTAINABILITY OBJECTIVES

Table 9 - Compatibility of SA Objectives

Objective	SDO 1	SDO 2	SDO 3	SDO 4	SDO 5	SDO 6	SDO 7	SDO 8	SDO 9	SDO 10	SDO 11	SDO 12	SDO 13	SDO 14	SDO 15
SDO 2	✓														
SDO 3	✓	0													
SDO 4	✓	0	✓												
SDO 5	✓	✓	✓	✓											
SDO 6	✓	0	✓	0	0										
SDO 7	✓	0	✓	0	0	✓									
SDO 8	✓	0	0	0	0	✓	0								
SDO 9	✓	0	✓	0	0	✓	0	0							
SDO 10	✓	0	✓	0	0	0	0	✓	0						
SDO 11	✓	0	0	0	0	?	0	?	0	0					
SDO 12	✓	0	0	0	0	?	0	?	0	0	✓				
SDO 13	✓	0	✓	0	0	✓	✓	0	✓	✓	✓				
SDO 14	✓	0	✓	0	0	✓	0	0	✓	0	0	0	✓		
SDO 15	✓	0	✓	0	✓	✓	✓	0	✓	0	✓	✓	✓	✓	
SDO 16	✓	✓	✓	0	✓	✓	✓	✓	0	0	✓	0	✓	✓	✓

✓ Compatible
 0 No sig. link
 ? Depends on implementation

Most of the objectives are either compatible with one another, or there is no direct link between achieving them. Sustainable Development Objective 6 (Energy Efficiency and **Renewable Energy**) and Sustainable Development Objective 8 (Waste Management) could potentially impact on the quality of our townscapes and the conservation of our historic environment. This is not to say there will definitely be a negative impact, but that the design advice we give relating to **renewable energy** infrastructure and the location of waste management facilities will need to address how this could have a visual impact.

Table 10 - Coverage of SA Objectives

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

Most of the objectives cover environmental, social and economic issues, either directly or indirectly.

Appendix 9 - Appraisal Matrixes

9.1 Compatibility of objectives of draft SPD with sustainability objectives

Objectives of draft SPD												
1. To provide a clear set of standards to guide the design of residential development												
2. To provide design guidelines for a wide range of dwelling types required to meet housing need												
3. To ensure a high standard of housing for all new residential developments												

Draft SPD Objective	Sustainability Objectives											
	SDO 1	SDO 3	SDO 4	SDO 5	SDO 6	SDO 7	SDO 8	SDO 11	SDO 12	SDO 13	SDO 14	SDO 15
1	✓	✓	✓	✓	?	?	?	✓	✓	?	?	✓
2	✓	✓	✓	✓	?	?	?	✓	✓	?	?	✓
3	✓	✓	✓	✓	?	?	?	✓	✓	?	?	✓

Legend

✓ Compatible 0 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 cases where the compatibility of the sustainability objectives and the draft SPD objectives depends on implementation. For example sustainability objective 6 on climate change and sustainability objective 14 on flood risk. Depending on implementation these objectives may have no relationship rather than be compatible.

9.2 – Appraisal of options (strategic alternatives)

Description of options

Option A – Minimum design standards	Option B – Best practice standards
<p>The SPD to set out minimum design requirements for certain aspects of residential dwellings including minimum floor areas, daylight and sunlight requirements, amenity space and wheelchair standards. Applicants will need to meet these standards in order for planning permission to be granted unless they can justify why a certain standard cannot be met.</p>	<p>The SPD to set out best practice guidance for residential dwellings. The best practice would include recommended guidelines for aspects of residential dwellings such as desirable floor areas and desirable amenity space requirements. Applicants would be advised to meet the best practice guidance but planning applications would not necessarily be refused if the recommended guidelines were not met.</p>

Appraisal matrix

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

SDO	Option A – Minimum design standards				Option B – Best practice standards			
	Effect			Commentary	Effect			Commentary
	S	M	L		S	M	L	
1	?	?	?	Minimum design standards might indirectly reduce the disparity and encourage wealth creation through improved design of buildings.	?	?	?	Best practice standards might indirectly reduce the disparity and encourage wealth creation through improved design of buildings.
3	+	++	++	Minimum standards for elements such as daylight and sunlight and amenity space will have positive impacts on healthy living and reducing the impact of noise nuisance.	?	+	+	Best practice standards would cover similar elements to minimum standards but may be less rigorously applied to developments. The positive impact may not be so great although it is like to increase with time and more and more developments follow the best practice and it becomes the normal standard.
4	++	++	++	The minimum standards for amenity space will improve safety and security through requiring communal space to be overlooked by neighbours and for there to be space between flats and roads. There will also be requirements for details on fencing and boundary treatment which will improve safety and security.	+	+	+	Best practice standards will also recommend overlooking of communal amenity spaces and details on fencing and boundary treatment. However, the guidance will have less weight than minimum standards and so will be less likely to have a significant impact.
5	+	+	+	Setting out minimum standards for communal amenity space will be likely to improve community cohesion within a development.	?	?	?	Best practice standards on communal amenity space requirements may help promote community cohesion by providing public space within the development. However, because it is best practice and not a requirement, community space may not be provided and so community cohesion may not be promoted.
6	+	++	++	The SPD will set out guidance on how to design and orientate development to be as energy efficient as possible. It will also set minimum standards for daylight and sunlight requirements which will improve the energy efficiency of the development.	+	+	+	The SPD will set out best practice requirements for energy efficiency and daylight and sunlight standards. However, they will be best practice rather than requirements and so may not be enforced as strictly as minimum standards.
7	?	?	?	Minimum standards would not set air quality as it is covered within the Sustainable Design and Construction SPD. The	?	?	?	Minimum standards would not set air quality as it is covered within the Sustainable Design and Construction SPD. The

SDO	Option A – Minimum design standards				Option B – Best practice standards			
	Effect			Commentary	Effect			Commentary
	S	M	L		S	M	L	
				SPD may have indirect impact on improving air quality through the rest of its guidance on improving the quality of design.				SPD may have indirect impact on improving air quality through the rest of its guidance on improving the quality of design.
8	?	?	?	Minimum standards will not be set for waste reduction and recycling as this is covered within the Sustainable Design and Construction SPD. The SPD may have an indirect impact on reducing waste.	?	?	?	Minimum standards will not be set for waste reduction and recycling as this is covered within the Sustainable Design and Construction SPD. The SPD may have an indirect impact on reducing waste.
11	++ +	++ +	++ +	The whole SPD seeks to improve quality in design. The minimum standards will assist in enhancing the built environment by raising the standard of design.	++	++	++	The whole SPD seeks to improve quality in design. The best practice standards will assist in enhancing the built environment by raising the standard of design.
12	++	++	++	The SPD will include information on conservation areas and listed buildings to conserve the historic environment.	++	++	++	The SPD will include information on conservation areas and listed buildings to conserve the historic environment.
13	?	?	?	If the minimum amenity space standards cannot be met, there may be scope for amenity space to be provided off site through a section 106 agreement. Where this is the case, open space may be improved.	0	0	0	Best practice requirements will be unlikely to have an impact on open space.
14	?	?	?	The SPD may indirectly reduce vulnerability to flooding through improved design.	?	?	?	The SPD may indirectly reduce vulnerability to flooding through improved design.
15	++ +	++ +	++ +	The SPD seeks to provide everyone with a decent home to live in. It will improve the quality of homes and the living environment through setting minimum standards.	++	++	++	The SPD seeks to provide everyone with a decent home to live in. The best practice guidance will contribute towards improving the design of housing.

9.3 - 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 under ‘what does this SPD cover?’
- The no SPD option looks at what would be the effect on each sustainability object if there was no SPD.

Appraisal matrix

+ Positive
 – Negative
 0 Neutral
 ? Uncertain

+/- Minor
 +++/--- Major

Density		
SDO	Effect	Commentary
1	+	Reduce disparity without surrounding areas by ensuring exemplary design and good quality living environments where higher densities in public transport accessibility zones.
3	++	Improved health through ensuring that developments reduce the impact of noise nuisance and privacy problems. This is especially important in the design of high density developments.
4	0	
5	0	
6	0	
7	0	
8	0	
11	+	Where higher densities are permitted within public transport accessibility zones, environmental improvements to the area are required.
12	+	Guidance on appropriate density and design within conservation areas will assist in conserving the historic environment.
13	0	
14	0	
15	++	Guidance on density will assist in providing everyone with a decent home through the building of more homes and the building of homes to a higher design specification.

Sunlight and daylight		
SDO	Effect	Commentary
1	0	
3	+++	Lack of daylight and sunlight can have negative impacts on health. The SPD will ensure adequate daylight and sunlight in all residential developments. Setting minimum space standards and amenity standards will also ensure people have enough space to move about and that children have enough space to play.
4	+	The SPD requires developments not to overshadow neighbour's daylight and sunlight in their dwellings and in amenity space. This will make public amenity spaces feel safer as it will not be dark and gloomy.

Sunlight and daylight		
SDO	Effect	Commentary
5	0	
6	+++	Daylight and sunlight standards will improve energy efficiency through the layout and orientation of the development.
7	0	
8	0	
11	0	
12	+	Indirect link. Developments designed to maximise sunlight and daylight will improve the surrounding public realm.
13	+	Indirect link. Improved sunlight and daylight on public amenity space and some of this through section 106 agreements may be offsite public open space.
14	0	
15	+++	Sunlight and daylight standards will improve the quality of homes and the living environment.

Amenity space		
SDO	Effect	Commentary
1	+	Indirect link. Job opportunities may be created through the requirement to maintain communal amenity space
3	++	Access to outdoor space improves people's health and promotes healthy living.
4	++	The requirement for communal outdoor amenity space to be overlooked by the development improves its safety and reduces the fear of crime.
5	+	Promotes community cohesion where there is the provision of communal amenity space.
6	0	
7	0	
8	0	
11	++	Amenity space improves the quality of the landscape.
12	+	Provision of amenity space takes into account the historic and environmental assets.
13	++	Amenity space will be improved. Some of this may include public open space.
14	+	Indirect link. Improved amenity space may include grass which will help minimise the risk of flooding.
15	+++	Provision of amenity space improves the quality of the living environment.

Minimum floor areas		
SDO	Effect	Commentary
1	0	
3	++	Promotes healthy living through requiring minimum floor areas for people to be able to be active and children to play.
4	0	

Minimum floor areas		
SDO	Effect	Commentary
5	+	Promotes equality as everyone must have a home with at least the minimum floor areas.
6	0	
7	0	
8	+	Indirect link. Storage must be required including refuse storage.
11	0	
12	0	
13	0	
14	0	
15	+++	Everyone will have a home to meet minimum floor areas.

Wheelchair standards and lifetimes homes		
SDO	Effect	Commentary
1	0	
3	++	It will seek to improve the health of those less mobile by ensuring dwellings are fully accessible.
4	0	
5	++	Lifetimes Homes and wheelchair housing promotes equality by ensuring homes are accessible to people throughout their lifetimes and for those in wheelchairs.
6	0	
7	0	
8	0	
11	0	
12	0	
13	0	
14	0	
15	+++	Will greatly contribute towards improving the quality of homes. Lifetimes Homes standards benefit everyone, whilst wheelchair homes specifically benefit people who use wheelchairs.

Specific guidance for specific types of residential development, including flats, houses, extensions and garden structures		
SDO	Effect	Commentary
1	+	Indirect link as new jobs may be created through the design requirements for different types of dwellings such as maintenance of flat's communal gardens.
3	+	Health improved by requiring amenity space for all different developments.

Specific guidance for specific types of residential development, including flats, houses, extensions and garden structures		
SDO	Effect	Commentary
4	0	
5	0	
6	++	Guidance on the designing and positioning of extensions and garden structures will new development not to overshadow neighbours. This will encourage high standards of energy efficiency by not blocking out other people's daylight and sunlight.
7	0	
8	0	
11	++	Extensions, garden structures, satellite dishes and solar panels must also take into account their impact on the property and surrounding properties, including the surrounding townscape.
12	++	Specific guidance on conservation areas and listed buildings, specifically in relation to extensions and alterations to doors and windows.
13	0	
14	+	Guidance on green roofs may contribute towards reducing vulnerability to flooding.
15	+++	Together the guidance works towards meeting housing need and improves the quality of the living environment. E.g. extensions to provide family homes, garden structures to improve the quality of the living environment.

Guidance for residential development to meet specific housing needs, including gypsies, travellers sites, sheltered housing and supported housing.		
SDO	Effect	Commentary
1	0	
3	+++	Standards to raise the quality of housing for specific needs will help promote healthy living by improving housing and ensuring sanitation, ventilation, access to hot and cold water etc.
4	+	By providing higher standards for hostels, fear of crime may reduce.
5	+++	Promote equality through raising the standard of housing for all sections of the community.
6	0	
7	0	
8	+	Waste facilities required for development to meet specific housing need.
11	++	Development must have regard to the surrounding environment.
12	0	
13	+	Better designed gypsy and traveller sites will help preserve open spaces and biodiversity.
14	0	
15	+++	Housing to meet housing need within the borough. Standards to ensure this housing is of a good quality.

SDO	Cumulative Impact of draft SPD							Commentary
	Points of guidance							
	1	2	3	4	5	6	7	
1	+		+			+		The draft SPD is likely to have an indirect positive impact on reducing disparity and increasing employment through the requirement for amenity space to be maintained and buildings built to a higher quality of design, thereby creating jobs.
3	++	+++	++	++	++	+	+++	The draft SPD is likely to have a big positive impact on improving health through setting minimum floor areas, amenity space, daylight and sunlight, and providing improved housing standards for all sectors of the community.
4		+	++				+	There is likely to be a small impact on improving safety through requiring amenity space to be overlooked and by providing standards for all types of dwellings.
5				+	++		+++	There is likely to be a positive impact on community cohesion and social inclusion, particularly through the standards for wheelchair housing, lifetimes homes and housing to meet specific needs such as hostels, sheltered housing and supported housing.
6		+++				++		There will be small positive impact on climate change through requiring developments to consider the orientation of buildings to maximise daylight and sunlight.
7								There is unlikely to be any impact on air quality.
8				+				There is likely to be a very small impact on improving waste management through the requirement to provide storage for waste.
11	+		++			++	++	The SPD will improve the quality of landscape and townscape by requiring applicants to take into regard the surrounding environment when making alterations to a property or building a new dwelling.
12	+	+	+			++		The SPD will improve the historic environment by requiring residential development to take into account the existing building and its surroundings.
13		+	++				+	There is likely to be a small positive impact on open space and biodiversity through the requirement for outdoor amenity space.
14			+			+		There is likely to be a small positive impact on reducing vulnerability to flooding.
15	++	+++	+++	+++	+++	+++	+++	The greatest positive impact the SPD has is to provide everyone with the opportunity of a decent home to live in. All the points of guidance contribute to meeting this sustainability objective.

APPENDIX 10 GLOSSARY

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

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

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

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

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

Local development framework (LDF) is a portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

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

Proposals maps illustrate the geographical extent of planning policies and designations

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

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

Renewable Sources See "Renewable Energy"

Supplementary Planning Documents (SPD) or Guidance (SPG) Guidance notes, additional and supplementary to the **Unitary Development Plan**, on how to

implement the policies. They also contain background information applicants may find useful when preparing their planning applications.

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

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

Unitary Development Plans (UDPs) Statutory plans produced by each borough which integrate strategic and local planning responsibilities through policies and proposals for the development and use of land in their area.

Southwark Plan See “Unitary Development Plans”