

Cabinet: 28 January 2014
Blackfriars Road Supplementary Planning Document

No.	Title	Held at
Appendix A	Blackfriars Road supplementary planning document, 2014	Hard copy provided with the report
Appendix B	Representations received and the officer comments (Appendix J of the consultation report)	Available on the web at: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4554&Ver=4
Appendix C	Tracked changed version of the Blackfriars Road supplementary planning document, 2014	Available on the web at: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4554&Ver=4
Appendix D	Consultation report including a separate document containing appendices A-I Two separate documents	Available on the web at: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4554&Ver=4
Appendix E	Equalities analysis	Available on the web at: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4554&Ver=4
Appendix F	Sustainability appraisal	Available on the web at: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4554&Ver=4
Appendix G	Sustainability statement	Available on the web at: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4554&Ver=4
Appendix H	Appropriate assessment	Available on the web at: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4554&Ver=4
Appendix I	Urban design study	Available on the web at: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4554&Ver=4
Appendix J	Business and employment background paper	Available on the web at: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4554&Ver=4



Blackfriars Road Supplementary Planning Document

Sustainability Appraisal

January 2014

1 INTRODUCTION

1.1 The structure of this Sustainability Appraisal Report accords with the structure set out in Government guidance.

Section	Description	
	Non-technical summary	<ul style="list-style-type: none"> • Summary of the SA process • Summary of the likely significant effects of the plan • Statement on the difference the process has made to date • How to comment on the report
1	Background	<ul style="list-style-type: none"> • Why the sustainability appraisal has been prepared • Overview of the SPD and preparation process
2	Methodology used	<ul style="list-style-type: none"> • Approach adopted in the SA • Who was consulted, when and how • Difficulties encountered in compiling information or carrying out the assessment • Compliance with the SEA Directive and Planning Regulations
3	Purpose of the SPD	<ul style="list-style-type: none"> • Purpose of the SPD • Objectives and vision of the SPD
4	SA baseline and context	<ul style="list-style-type: none"> • Description of baseline characteristics and predicted future baseline • Limitations of the data, assumptions made
5	SA issues and objectives	<ul style="list-style-type: none"> • Sustainability issues and problems • SA objectives
6	SA framework	<ul style="list-style-type: none"> • The SA framework • Comparison of the Sustainability Objectives
7	SPD options	<ul style="list-style-type: none"> • Main strategic options considered and how they were identified • Comparison of the significant sustainability effects of the options • Any proposed mitigation measures
8	SPD policies	<ul style="list-style-type: none"> • Significant sustainability effects of the policies • Cumulative impacts • Proposed mitigation measures • Uncertainties and risks
9	Implementation	<ul style="list-style-type: none"> • How the SPD will be implemented • Links to other tiers of plans and programmes and the project level (environmental impact assessment, design guidance etc.) • Proposals for monitoring

Non-Technical Summary

SUSTAINABILITY APPRAISAL

January 2014

CONTENTS

The structure of the Sustainability Appraisal Report, as set out below, accords with the structure set out in Government guidance.

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ABBREVIATIONS

AAP	Area Action Plan
AQMA	Air Quality Management Area
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
CfSH	Code for Sustainable Homes
CIL	Community Infrastructure Levy
DCLG	Department of Communities and Local Government
DETR	Department for Environment, Transport and the Regions
DfT	Department for Transport
DPD	Development Plan Document
GLA	Greater London Authority
IMD	Index of Multiple Deprivation
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
OAPF	Opportunity Area Planning Framework
NPPF	National Planning Policy Framework
PTAL	Public Transport Accessibility Level
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SDO	Sustainable Development Objective
SEA	Strategic Environmental Assessment
SINC	Sites of Importance for Nature Conservation
SOA	Super Output Areas
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
TfL	Transport for London
UDP	Unitary Development Plan

NON TECHNICAL SUMMARY

1. Background

Section 19 (5) of the Planning and Compulsory Purchase Act 2004, requires Sustainability Appraisals of plans to be carried out. Under the requirements of the act, Sustainability Appraisal (SA) of all Local Development Documents is now mandatory. The 2008 Planning Act has subsequently removed the requirement for the Sustainability Appraisal of all SPDs.

Southwark Plan (2007) policies were not subjected to SA. We have saved the majority of these policies until they are replaced by forthcoming development plan documents (DPDs). A SA is therefore required for this SPD to test how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs. With the amendment of S.19 through the 2008 Planning Act, an SPD no longer requires SA, but could still need SEA if it does have significant environmental effects.

2. What planning documents are being tested?

The council is preparing a Supplementary Planning Document (hereby known as the SPD), which sets out an emerging vision for the future of the Blackfriars Road area and provides a range of guidance on issues ranging from employment to building height, which will ensure that development makes a positive contribution to the local area. The SPD will be used alongside our Development Plan to make decisions on planning applications along and around Blackfriars Road. The Development Plan currently comprises the Core Strategy, saved Southwark Plan and the Mayor's London Plan).

The SPD provides guidance on:

- Ideas for the emerging vision for Blackfriars Road
- Business space
- Mixed use town centre
- Public realm and open space
- Built form and heritage
- Building heights
- Active travel
- Implementation

A copy of the Supplementary Planning Document can be downloaded from the council's website:

<http://www.southwark.gov.uk/blackfriarsroadspd>

A paper copy can be requested from the Planning Policy team

3. What process has been taken to test the likely impacts of the SPD?

The process has so far consisted of:

- Collection of baseline information on the environmental, social and economic characteristics of the Blackfriars Road area and its context. [See section 4 of the report for the baseline information](#)

- Identification of sustainability issues, objectives and indicators to be used in the SA to assess the likely impacts of the guidance and to enable monitoring of progress in the future [See sections 5 and 6 of the report](#)
- The preparation of a SA Scoping report, which set out the proposed method of assessment for the SA and the baseline information to inform the development of options for growth. This was issued for consultation from 31 October 2012 to 4 December 2012. [A summary of the consultation responses can be found in Appendix 3](#)
- A SA that tests the likely impacts of the SPD guidance for development ([this document](#)). The draft SA report was issued for consultation alongside the draft SPD between 21 June 2013 and 12 September 2013. [The consultation responses can be found in Appendix 4.](#)

Once the SPD has been agreed (adopted), its social, economic and environmental impacts will then be monitored through the Authorities Monitoring Report (AMR).

4. What sustainability issues are relevant to the area?

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

Offices

- Core strategy jobs and employment floorspace targets
- Opportunities for large scale office development
- Opportunities for flexible innovative business floorspace
- Needs of Micro-businesses and Small and Medium Enterprises (SMEs)
- Demand from different types of business sectors
- Retention or replacement of existing business floorspace
- Location and phasing of development
- Accessibility and design of the public realm
- Viability of development

Town Centre uses

- The type and mix of retail uses
- The relationship with other town and local centres
- Consolidation of Strategic Cultural Area
- Mix of complementary arts, cultural, leisure and entertainment uses as part of mixed use developments
- Impact of evening and night time uses on local amenity
- Opportunities for flexible innovative floorspace
- Viability of development
- Location and phasing of development
- New hotel development and relationship with other town centre uses
- Accessibility and design of the public realm
- Need for new social and community infrastructure

Transport

- Improving cycle links along and across Blackfriars Road
- The walking environment/public realm along Blackfriars Road and in the wider area
- Safety at key junctions
- Servicing, deliveries and construction management

Tall buildings

- London Plan designation as appropriate for tall buildings
- Impact of tall buildings on microclimate/views/public realm/existing development/heritage assets, in relation to location scale, mass and height.
- Robust building height strategy
- The revised London View Management Framework
- Design quality

- Development pressure

Built environment

- Density and distribution of development
- Areas of poor townscape character at risk of further loss or erosion of quality
- Scale and grain of development
- Enhanced townscape
- Inclusive design

Historic

- Local distinctiveness and character
- Conservation or enhancement of heritage assets and their settings that are under threat or at risk from neglect or development pressures.
- Heritage assets put to viable uses consistent with their conservation
- Traffic congestion, air quality, noise pollution and other problems affecting enjoyment of the historic environment

Public realm and open space

- Types of new public spaces
- Maintain and enhance existing open spaces and footways
- Lower floor activation with a variety of town centre activities
- Inclusive, accessible and safe environments
- Reduction of street clutter
- Cohesive landscaping and green infrastructure
- Clear Public/private space distinction
- Enhanced permeability across the area

5. What sustainability objectives were used to appraise the SPD options?

The sustainability objectives set out below were presented in the Scoping Report (stage one of the SA process). The objectives reflect the current social, economic and environmental issues affecting the borough.

Sustainable Development Objectives (SDOs)

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

6. What were the findings of the appraisals?

The SA found that overall the additional guidance in the SPD will have a positive impact. For every piece of guidance, the positive impacts outweighed the negative impacts when assessed across the whole range of sustainability objectives. In the majority of cases the additional guidance has no anticipated negative impacts against the sustainable objectives.

Every piece of guidance was considered to have at least one major positive impact when compared to the sustainable development objectives. Notably, the following pieces of additional guidance were considered to have several major positive impacts:

SPD 3	Public realm and open space
SPD 6	Active travel

There is a significant amount of new development planned for Blackfriars Road which may offer a considerable opportunity for improvement to the public realm. The additional guidance relating to the protection and improvement of the public realm and open space scored highly against the Sustainability Objectives; particularly those relating to the natural environment (SDO11 and SDO13), and promoting sustainable transport and reducing the need to travel by car (SDO 16).

Similarly, the SPD has a strong focus on providing additional guidance to ensure that new development promotes active travel and improves accessibility. The additional guidance scored a number of major positive impacts in relation to improving the health of the population (SO3), reducing contributions to climate change (SDO6), improving air quality (SDO7) and reducing the need to travel by car (SDO16).

The SA process did not result in any significant negative impacts being identified.

Additional guidance on business space, mixed town centre use and built form and heritage were identified as potentially having minor negative impact on SDO 6, to reduce contributions to climate change. The reason for the negative impacts is that the quantum of new development is likely to have negative impacts upon climate change and air quality. However, it is felt that the negative impacts can be resolved through appropriate mitigation measures, in particular the application of Core Strategy policies 1, 13 and 14. The Sustainable Design and Construction SPD and Sustainability Assessment SPD provide further details to applicants on the type of measures that should be introduced in order to mitigate the environmental impacts of development.

The additional guidance could give rise to a number of uncertain impacts. This is particularly the case in relation to the Sustainability Objective relating to providing the necessary infrastructure to support existing and future development. The uncertainty is largely because we cannot predict the infrastructure requirements of new development at such an early stage as much as this will be determined on a site by site basis. This will need to be kept under review through the development management process and through the preparation and implementation of the Community Infrastructure Levy and section 106 planning obligations.

The following pieces of additional guidance were considered to have uncertain impacts:

SPD 1	Business space
SPD 2	Mixed use town centre
SPD 5	Building heights

The additional guidance on business space and a mixed use town centre were identified as potentially having an uncertain impact on SDO 15, to provide everyone with an opportunity to live in a new home. Promoting additional business floorspace and increasing the number of town centre uses in the area will lead to more mixed use developments. This could potentially reduce the number of homes that could be provided through solely residential schemes. However, allowing mixed-use developments will encourage more development into the area and these

developments will include the provision of new homes, including affordable homes and family homes. This will contribute towards meeting our housing target over the plan period, with the provision of a range of sizes of dwellings to meet housing need.

Additional guidance on business space and a mixed use town centre were also identified as potentially having an uncertain impact on SDO 17, to provide the necessary infrastructure to support existing and future development. Increasing business space and town centre uses will result in more jobs and employment opportunities, this will lead to the increased provision of more local amenities and increase the amount of social infrastructure in the area. However, the increase in the number of people working in or visiting Blackfriars Road could put additional pressure on other infrastructure, such as the transport network and utilities.

More taller buildings may have an uncertain impact on the historic environment as the design and location of tall buildings will need to respond to the existing context including considering the significance of heritage assets that may already contribute to an understanding of the existing townscape. However, existing policy in Core Strategy policy 12, saved Southwark Plan policy 3.20, as well as the guidance in Blackfriars Road SPD and existing guidance in the Residential Design Standards SPD will ensure that buildings are of an appropriate height and a high quality of design. The criteria within SPD 5 of the Blackfriars Road SPD seeks to ensure that a number of factors are considered when assessing an application for a tall building including ensuring adequate public realm is provided and that proposals sustain, enhance or better reveal heritage assets and their settings. Proposals for tall buildings will also be expected to demonstrate an exemplary standard of design, provide high quality accommodation which significantly exceeds minimum space standards and promote housing choice by providing a mix of unit types. Together existing policies and guidance and the new additional guidance will minimise possible potential uncertain impacts.

Increasing the number of taller buildings may also have an uncertain impact of vulnerability to flooding in the area. Tall buildings along Blackfriars Road may mean that there are more people living, working or visiting a flood risk area. However, if no residential development is provided at ground floor level, mitigation measures can be incorporated into the new development to overcome the flood risk to residents.

A summary table of the sustainability appraisal is set out on the next page.

Section 8 sets out a full commentary of the results.

Appendix 5 sets out the full sustainability appraisal tables of the SPD guidance.

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

Key	✓✓	Major positive
	✓	Positive
	-	Neutral/ No impact
	X	Negative
	Xx	Major Negative
	?	Uncertain

7. What difference has the process made?

The sustainability appraisal process has helped to identify the environmental, social and economic issues that the SPD needs to address and any links between the issues. The preparation of the sustainability appraisal has been carried out alongside the preparation of the SPD as part of an integrated and iterative process. It has been an important way of checking to see how well the SPD guidance has addressed issues identified through the scoping report. This is very important, as the most effective approach will be one that can address the issues in a coordinated way.

The sustainability appraisal has focussed on the overall environmental performance of the SPD and highlighted measures to minimise or offset negative impacts. For example, where the SA identified potential shortcomings of the guidance against sustainability objectives, mitigation measures are proposed to help off-set the negative impacts. Many of these mitigation measures are policy requirements in either the Core Strategy or other Supplementary Planning Documents (SPDs).

The sustainability appraisal has informed the decision making process in terms of evaluating a range of options for their overall sustainability, and has helped to demonstrate what type of guidance is the most appropriate given the reasonable alternatives. This will help to ensure that the final approach to be taken forward will be the approach considered to be the most effective at achieving sustainable development.

The sustainability appraisal has also performed a key role in providing a sound evidence base for the SPD. As part of the sustainability appraisal we have reviewed the evidence informing the decisions made in the SPD. The sustainability issues identified from the review of the current and future baseline information and the influences of the requirements of relevant Plans, Programmes, Strategies has helped shape the approaches taken to policy formation. The appraisal process has also provided the opportunity to consider how the SPD should be monitored to keep track of how well it is actually performing.

Main Report

SUSTAINABILITY APPRAISAL

January 2014

Main Report

1. Background

1.1. WHAT IS THIS DOCUMENT?

1.1.1. This document reports on the Sustainability Appraisal (SA) of the of the Blackfriars Road Supplementary Planning Document (hereafter referred to as the SPD) is being prepared to set out guidance to support the policies in the London Plan, Core Strategy and the saved Southwark Plan and provide detail on what sort of place the area will be like in ten to fifteen years and how that vision will be achieved. The SPD will be a material consideration when making decisions on planning applications.

1.1.2. This SPD will be one of a set of planning documents that are used to make decisions on planning applications along and around Blackfriars Road. The SPD cannot set out new policies, but it can offer detailed guidance that supports the delivery of adopted policies in our Development Plan the London Plan Core Strategy and saved Southwark Plan. Further explanation of the main planning documents in Southwark is set out below:

- **Local Development Scheme (LDS)** – this is a timetable for the preparation of planning policy documents, setting out what documents will be produced and when the key stages will take place.
- **Statement of Community Involvement (SCI) (2008)** – this sets out how interested people and organisations can be involved in preparation of planning policy documents and in future planning decisions.
- **Core Strategy (2011)** – this is our main planning document, setting out the spatial vision for the borough. It contains the key strategic policies from which all other documents flow. Southwark’s Core Strategy also identifies particular locations in the borough and outlines what types of development would be appropriate there in the future.
- **Southwark Plan (2007)** – the Southwark Plan was partially replaced in 2011 when the Core Strategy was adopted, but a number of policies were ‘saved’ and are still referred to. The policies in the Southwark Plan tend to be detailed criteria based policies on a range of topics that are used by our Development Management team to help make decisions on planning applications. The saved Southwark Plan and Core Strategy will eventually be replaced by the New Southwark Plan.
- **Area Action Plans (AAPs)** – these plans provide spatial strategies for key areas of the borough. An AAP for Canada Water was formally adopted in March 2012, whilst an AAP for Peckham and Nunhead is likely to be adopted in 2014. An AAP for the Aylesbury estate was adopted in January 2010.
- **Supplementary Planning Documents (SPDs)** – these documents provide additional detail around the vision, objectives and strategic policies that are set out in the Core Strategy and the saved Southwark Plan. They can be based on a particular topic or a particular area in the borough. For Blackfriars Road, this focuses on issues including built form, buildings heights and mixed use development, which are all important issues for the area. An SPD/opportunity area planning framework (OAPF) was adopted for the Elephant and Castle opportunity area in 2012. This document sets out guidance for some of the area that also falls within the southern part of the Blackfriars Road SPD boundary.

1.1.3. The London Plan together with our Core Strategy and saved Southwark Plan policies makes up part of the development plan for Southwark, along with AAPs for parts of the borough. The London Plan sets out a number of strategic policies that are intended to coordinate development across London as a whole. These policies cover a wide variety of topics including sustainability, housing, design and tall buildings.

1.1.4. Figure 1 shows the relationship between these different policy documents. More information can be found on our website: www.southwark.gov.uk/planningpolicy

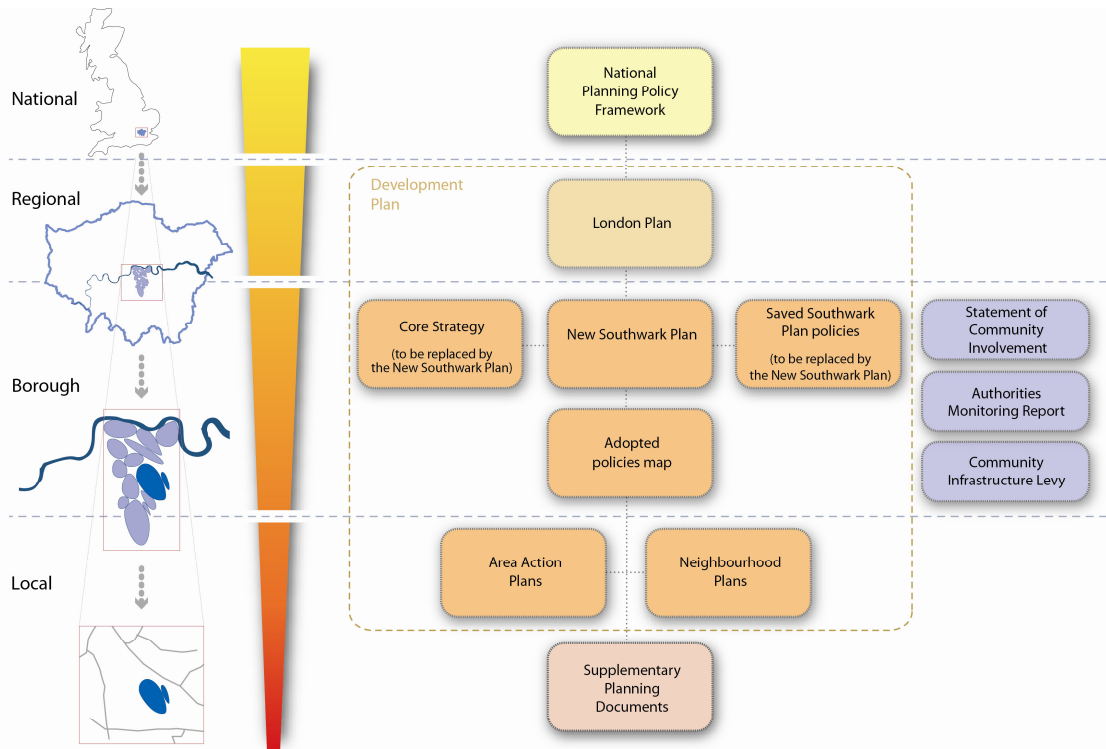


Figure 1: Relationship between different spatial scales and planning documents in Southwark

1.1.5. This report does the following:

- Sets out the background to the requirement to undertake a Sustainability Appraisal (SA)
- Identifies relevant plans and policies that influence the SA
- Identifies relevant baseline data and any gaps in this data
- Sets out the key sustainability issues for Blackfriars Road
- Details our SA Framework
- Tests the guidance in the Blackfriars Road SPD against the objectives in the SA Framework
- Addresses comments made through consultation on the SA scoping report
- Addresses comments made on the draft SPD SA report
- Identifies the likely significant impacts of the SPD, both positive and negative
- Sets out how positive impacts can be maximised and negative impacts mitigated against

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

1.2.1 Section 19 (5) of the Planning and Compulsory Purchase Act 2004, requires Sustainability Appraisals of plans to be carried out which met the requirements of the EU Directive on strategic environmental assessment. Under the requirements of the Act, Sustainability Appraisal (SA) of all Local Development Documents is mandatory. The 2008 Planning Act

has subsequently removed the requirement for the Sustainability Appraisal of all SPDs.

- 1.2.2 Southwark Plan (2007) policies were not subjected to SA. We have saved the majority of these policies until they are replaced by forthcoming development plan documents (DPDs). A SA is therefore required for this SPD to test how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking”*

National Planning Policy Framework (NPPF), paragraph 14

1.3. Strategic Environmental Assessment (SEA) Directive

- 1.3.1. Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs. With the amendment of S.19 through the 2008 Planning Act, an SPD no longer requires SA, but could still need SEA if it does have significant environmental effects.

- 1.3.2. The Government guidance on sustainability appraisal can be found in ‘*A Practical Guide to the Strategic Environmental Assessment Directive, 2005*’, the ‘*Plan Making Manual*’ and is referred to in the NPPF. The Government guidance on SA incorporates the requirements of the SEA Directive within the SA process. It is also stated in the guidance that provided the sustainability appraisal is carried out following the guidelines in the Practical Guide to the Strategic Environmental Assessment Directive and the Plan-Making Manual there will be no need to carry out a separate SEA. For the purposes of simplicity, the term sustainability appraisal (SA) is used throughout this document to include both the SA and SEA processes. Further details on the legislative and policy background to sustainability appraisal are set out in Appendix 1.

1.4. Why do we need a Supplementary Planning Document (SPD) for Blackfriars Road?

- 1.4.1. Located in central London, the Blackfriars Road is a wide boulevard running south from the River Thames to historic St George’s Circus, forming part of the “Blackfriars Mile”, linking Elephant and Castle to the South Bank and beyond to the City. The area is being transformed by a series of new developments including the opening of an entrance to Blackfriars Station and innovative public realm schemes.

- 1.4.2. This SPD is required due to the scale of growth proposed. There is a need to ensure that the pressure for residential development is balanced with the need for a vibrant street with places for leisure and business and a pleasant environment. Development needs to take place in a coordinated way so that Blackfriars Road reaches its potential as a vibrant destination whilst regenerating the area from the river, along Blackfriars Road and onwards to Elephant and Castle. The SPD will provide a strategic framework and detailed guidance to coordinate future growth along and around the Blackfriars Road.

- 1.4.3. The SPD does not establish new policies. Its purpose is to provide further guidance and explanation of policies which have been adopted in the Core Strategy, the saved Southwark Plan and the London Plan. The SPD will be a material consideration in determining planning applications. It will help to ensure that the council makes decisions transparently and will provide clarity for members of the public.

- 1.4.4. The SPD provides guidance on:
- Ideas for the emerging vision for Blackfriars Road
 - Business space
 - Mixed use town centre

- Public realm and open space
- Built form and heritage
- Building heights
- Active travel
- Implementation

1.5. What are the boundaries of the SPD area

- 1.5.1 This SPD covers an area (shown in Figure 2) which includes the whole of the Blackfriars Road, with the southern boundary running along Borough Road and Lambeth Road, taking in the whole of St George's Circus and its conservation area. The western boundary is Southwark's borough boundary with Lambeth, whilst the eastern boundary runs one block back from the railway viaduct taking in a number of large potential development sites.
- 1.5.2 The area covered by the Blackfriars Road SPD falls within the Bankside, Borough and London Bridge opportunity area. A draft SPD/OAPF has been prepared previously for Bankside, Borough and London Bridge and this was consulted on in 2010. We have reviewed this document and any comments we received through the consultation have been used to inform the guidance in the Blackfriars Road SPD.
- 1.5.3 Some of the area to the south of the Blackfriars Road SPD is also covered by the Elephant and Castle SPD/OAPF. We have used the guidance in the Elephant and Castle SPD/OAPF and any comments we received through the consultation to inform the guidance in the Blackfriars Road SPD.



Figure 2 – Boundary of the Blackfriars Road SPD

2. Sustainability Appraisal Methodology

2.1. Purpose of the Sustainability Appraisal

2.1.1. The purpose of the Sustainability Appraisal (SA) is to appraise different policy options and to ensure that the eventual approach is demonstrably sustainable; giving due consideration to social, economic and environmental factors. The SA must also show how the requirements of the Strategic Environmental Assessment (SEA) Directive have been met.

2.2. Planning and sustainable development

2.2.1. The National Planning Policy Framework (NPPF) (2012) provides the overarching national policy to deliver sustainable development through the planning process. It states that the purpose of the planning system is to all new development is sustainable. The guidance in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice, and so the type of development that the planning system should deliver. The NPPF outlines sustainable development as having three dimensions: economic, social and environmental, and so the planning system needs to perform a number of roles:

- **An economic role:** contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role:** supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- **An environmental role:** protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy

2.2.2. The NPPF states that:

“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”

(NPPF, paragraph 165)

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

2.3. Sustainability appraisal process

2.3.1. The Sustainability Appraisal of the SPD has been carried out by council officers in accordance with Government guidance:

- A Practical Guide to the Strategic Environmental Assessment Directive, 2005
- Plan-Making Manual
- National Planning Policy Framework

2.3.2. The stages of the SA process are set out below. Stage A is the subject of a previous report. This report provides the results from Stage B and C of the SPD.

Table 2.1 – Stages of the SA

Sustainability Appraisal Stages	Timetable
Stage A	
<p>Setting the context and objectives, establishing the baseline and deciding on the scope</p> <p>A1: Identifying other relevant policies, plans and programmes and sustainable development objectives. A2: Collecting baseline information. A3: Identifying sustainability issues and problems. A4: Developing the SA framework. A5: Consulting on the scope of the SA.</p>	<p>Consultation on the Sustainability Appraisal scoping report for Bankside, Borough and London Bridge opportunity area took place from 31 October 2012 – 4 December 2012.</p>
Stage B	
<p>Developing and refining options and assessing effects against the SA framework.</p> <p>B1: Testing the SPD objectives against the SA framework B2: Developing the SPD options. B3: Predicting the effects of the options. B4: Evaluating the effects of the options B5: Considering ways of mitigating adverse effects and maximising beneficial effects. B6: Proposing measures to monitor the significant effects of implementing the SPD options.</p>	<p>Options for growth were identified and appraised over the period January - June 2013</p> <p>This appraisal process was carried out as part of the preparation of the SPD</p>
Stage C	
<p>Prepare the draft SA report. Test in detail the impacts of the draft policies. A sustainability appraisal report is prepared for public consultation along with the draft SPD.</p> <p>C1: Preparing the SA report.</p>	<p>The draft SA report was carried out in spring 2013 and has informed the additional guidance in the draft SPD</p>
Stage D	
<p>Consult on the draft SPD and SA report.</p> <p>D1: Public participation on the SA Report and the draft SPD. D2: Assessing significant changes.</p>	<p>Consultation on the draft SPD and sustainability appraisal report took place between 21 June 2013 and 12 September 2013</p>
Stage E	
<p>Once the SPD has been agreed by the council, its social, economic and environmental impacts will then be monitored through the council's authorities monitoring report.</p> <p>E1: Finalising aims and methods for monitoring. E2: Responding to adverse effects.</p>	<p>Monitoring the SPD will take place once it has been adopted.</p>

2.3.3. Further information regarding the stages of the SA process and the way in which the SA

incorporates the requirements of the SEA Directive is given in Appendix 1.

2.4. Consultation

- 2.4.1. As part of the preparation of the SPD, community consultation has been carried out to make sure that local residents, businesses and stakeholders are informed of the future plans for the area. W prepared a consultation plan for the SPD setting out how consultation would take place and showing how this relates to our Statement of Community Involvement (SCI) (2008). The SCI sets out how we will engage individuals, community groups, developers and anyone else who may have an interest in emerging planning policy when producing new planning guidance. We have prepared a consultation report which sets out how we have met the requirements of the SCI during the consultation on the Blackfriars Road SPD.
- 2.4.2. The Localism Act 2011 introduced the “duty to co-operate”, which requires us to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the new Duty to Co-operate is already covered in our SCI and has been an integral part of the preparation of new planning policy in the borough. The consultation plan sets out more clearly how we have met the requirements of the duty to cooperate, including the range of consultation we carried out on the SPD.

Scoping Report

- 2.4.3. The first main stage of consultation involved the Bankside, Borough and London Bridge Sustainability Appraisal Scoping Report, which was published for consultation in October 2012. This scoping report for Bankside, Borough and London Bridge covered the wider opportunity area, including the area covered by the Blackfriars Road SPD. Some of the area to the south of the Blackfriars Road SPD is also covered by the Elephant and Castle SPD/OAPF, consultation on the Elephant and Castle SPD/OAPF has been used to inform the content of this SA.
- 2.4.4. The Scoping Report sets out the baseline information that the SA will draw on. The data should cover a comprehensive range of economic, social and environmental issues.
- 2.4.5. SEA guidance requires that the SA scoping report must be consulted on with the following ‘authorities with environmental responsibility’:
- Natural England
 - Environment Agency
 - English Heritage.
- 2.4.6. Government guidance also recommends that additional bodies can be consulted in order to represent the social and economic aspects of sustainability. The following additional bodies were consulted, in addition to an extensive list of local consultees on our planning policy database.
- British Telecommunications
 - Bromley Council
 - Corporation of London
 - Greater London Authority
 - Lambeth Council
 - Lewisham Council
 - LFEDA
 - London Development Agency

- Secretary of State
- Secretary of State for Transport
- Thames Water Property Services
- The Coal Authority
- Southwark Primary Care Trust (NHS Southwark – Southwark Clinical Commissioning Group)
- Any of the bodies from the following list who are exercising functions or a function in the borough:
 1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 2. Sewage undertakers
 3. Water undertakers.
- Any person to whom the electronic communalisations code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough.

2.4.7. The law requires the statutory organisations be provided with 5 weeks in which to respond to the SA Scoping Report. Consultation responses from all respondents to the consultation have been used to update the elements of this SA report and inform the preparation of the SPD

2.4.8. The individual representation and our officer responses for the SA Scoping report can be found in Appendix 3 of this report.

2.4.9. The Town and Country Planning (Local Planning) Regulations 2012 updated the list of prescribed bodies that must be consulted when preparing new planning documents. The prescribed bodies have all been included on our planning policy consultation database.

Draft Blackfriars Road SPD

2.4.10. The draft Blackfriars Road SPD was made available for consultation from 21 June to 12 September 2013. Through this consultation we received responses from 75 individuals and organisations, including the Bankside Residents Forum, Better Bankside and the South Bank Employers Group, as well as further detailed comments from Environment Agency, English Heritage and Transport for London. All of the comments received have been taken into consideration and where appropriate amendments have been made to the current version of the SPD to reflect these comments. The consultation report sets out further details on who we consulted on the draft Blackfriars Road SPD and how this consultation was carried out.

2.4.11. The individual representations and our officer responses for the draft SA report can be found in Appendix 4 of this report. Our consultation report summarises all the representations received on the SPD and includes an appendix of all the representations and our officer comments on these.

2.5. Any difficulties with undertaking the Sustainability Appraisal?

- 2.5.1. The indicators used to carry out the sustainability appraisal have been carefully selected to ensure that they reflect key elements of sustainable development and capture issues that we can measure and monitor. The precise indicators have taken shape having considered comments made through various stages of consultation.
- 2.5.2. We have borne in mind that the indicators need to satisfy the following characteristics since only these are suitable for monitoring purposes:
- a. Important:** Indicators should measure something significant to the achievement of the sustainable development aims of the Plan. These are translated into the main policy areas of the Plan and must fit within the main policy framework. Indicators should assist in the identification of the need to review a strategy, policy or proposal.
 - b. Supported by readily available information:** The data necessary to support the use of the indicator must be available. This may be of a technical nature.
 - c. Capable of showing trends over time:** Data over a reasonable time scale is required (e.g. 5 - 10 years) to enable trends to be identified. Data must be available during the Plan period.
 - d. Easy to understand and communicate:** Any indicator should be readily understood by non-specialists so that the wider community can understand it's relevance to sustainable development and the local planning policy documents.
- 2.5.3. Some of the indicators have therefore been revised slightly since the consultation on the SA scoping report to reflect the issues above and ensure that policies can be monitored effectively.
- 2.5.4. Some of the evidence that has been used as part of the SA process has been borough-wide as opposed to specifically relating to Blackfriars Road. Where this is the case, then we will try to improve and refine the information as part of an on-going process. As the evidence underpinning the document improves, we will be able to improve the accuracy of our monitoring with regards to the sustainability impacts of the Blackfriars Road SPD.

2.6. Compliance with the SEA Directive

- 2.6.1. [Appendix 1](#) explains what the SEA directive is and signposts where the relevant information can be found within the document.

3. SPD Objectives

3.1. The Purpose of the SPD

- 3.1.1. Located in central London, the Blackfriars Road is a wide boulevard running south from the River Thames to historic St George's Circus, forming part of the "Blackfriars Mile", linking Elephant and Castle to the South Bank and beyond to the City. The area is being transformed by a series of new developments including the opening of an entrance to Blackfriars Station and innovative public realm schemes.
- 3.1.2. This SPD is required due to the scale of growth proposed. There is a need to ensure that the pressure for residential development is balanced with the need for a vibrant street with places for leisure and business and a pleasant environment. Development needs to take place in a coordinated way so that Blackfriars Road reaches its potential as a vibrant destination whilst regenerating the area from the river, along Blackfriars Road and onwards to Elephant and Castle. The SPD will provide a strategic framework and detailed guidance to coordinate future growth along and around the Blackfriars Road.
- 3.1.3. The SPD will be part of our framework of planning documents. The SPD must be consistent with the Core Strategy, saved Southwark Plan policies and also the London Plan policies. It will be a material planning consideration in deciding planning applications. It will help ensure that the council makes decisions transparently, providing clarity for members of the public and giving more confidence to developers to invest in the area

3.2. The vision

- 3.2.1. The Blackfriars Road SPD covers the Blackfriars Road which runs south from the River Thames to St George's Circus, forming part of the "Blackfriars Mile", linking Bankside to Elephant and Castle. The area has seen much development in recent years including the opening of an entrance to Blackfriars Station and innovative public realm schemes..

Our emerging vision

- 3.2.2. Planning policy has changed since we developed the Core Strategy vision in 2009/2010. New national planning policy has been introduced through the National Planning Policy Framework, as well as changes through the Localism Act introducing neighbourhood planning. There are also ongoing revisions to the London Plan. The context for development has also changed with significant development at Blackfriars Road and the plans for major regeneration at Elephant and Castle, Waterloo and north of the river.
- 3.2.3. The opportunity for change makes it increasingly important to relook at the Core Strategy and London Plan visions. Whilst we can not formally adopt a vision through an SPD, we have begun preparing the New Southwark Plan. The New Southwark Plan will replace the Core Strategy and saved Southwark Plan policies, providing new policies and visions for Southwark. We have set out some ideas which we will look at developing further through the New Southwark Plan. Information on the New Southwark Plan can be viewed at:

www.southwark.gov.uk/planningpolicy

- 3.2.4. Our emerging ideas for a vision for Blackfriars Road are:

Blackfriars Road

Blackfriars Road will be transformed into a vibrant place where people want to work, live and visit. Running south from the river front at Bankside to historic St George's Circus,

Blackfriars Road is a gateway north into Central London, and south to the Elephant and Castle. The historic, wide boulevard will provide a range of different activities-regenerating the area from the river along Blackfriars Road and stimulating change at the Elephant and Castle. Much of the character and historic value of the surrounding residential areas, particularly the conservation areas and listed buildings will be continue to be protected and enhanced.

We will continue to work with the local community, residents, landowners and many of our partners and stakeholders including the Greater London Authority, Transport for London (TfL), Network Rail, Lambeth Council, English Heritage, Better Bankside, Waterloo Quarter, neighbourhood forums, South Bank Employers' Group, London South Bank University, tenants and residents associations, SE1 Safer Road Forum, Bankside Open Spaces Trust, Southwark Living Streets and Southwark Cyclists to enhance the Blackfriars Road and surrounding areas. By working with all these groups and stakeholders we will manage the fast paced change taking place on the Blackfriars Road whilst ensuring development meets the needs of both existing and new residents.

Blackfriars Road will continue to have a mix of offices, services and shops serving both a local and wider need. Opportunities to increase the amount and type of development will be maximised, particularly opportunities for flexible innovative business space. Cultural, leisure, arts, entertainment community facilities children's play areas, health facilities and higher education will also be encouraged which will benefit local residents and help make Blackfriars Road a destination, linking to the many cultural facilities along the South Bank, The Cut and at Waterloo. Social and community infrastructure will continue to be improved where opportunities arise as part of mixed use developments. We will work with Network Rail to refurbish space under railway arches to provide a range of uses and employment opportunities including small businesses, shops, cafes and restaurants. There will also be many new homes primarily on the upper floors of commercial developments, offering a range of housing types and sizes. Existing and new residents will benefit from the increased range of town centre and business uses.

There will be a range of building heights along Blackfriars Road, with the tallest buildings at the north end of the road, signifying the gateway to Central London and the gateway to Southwark. There will also be taller buildings at the important locations of Southwark tube station and at the southern end of Blackfriars Road towards St George's Circus. Development will be of exceptional design and will enhance the local character, sustaining and enhancing the historic environment.

Working with TfL, the road itself will be designed to be safer, easier and more enjoyable for pedestrians and cyclists. We will work with TfL to create a segregated route for cyclists whilst ensuring the needs of all users are met safely, managing the demands of buses, freight, pedestrians and cyclists. There will be increased linkages and new public realm as part of development to increase the permeability both north-south and east-west. Development will help improve the look and feel of streets and public spaces, creating an identity for Blackfriars Road and making the spaces and streets feel more welcoming and memorable. Opportunities to improve existing open spaces, specifically Christ Church, Nelson Square and Paris Gardens will be maximised through working with groups such as the Bankside Open Spaces Trust.

3.3. SPD Additional Strategies and Guidance

3.3.1. The Blackfriars Road SPD provides additional strategies and guidance on a range of issues so that the strategic policies in the Core Strategy can be effectively delivered, making sure that the above visions can be achieved.

3.3.2. The areas of additional strategies and guidance that are set out in the SPD are listed below;

SPD 1	Business space
SPD 2	Mixed use town centre
SPD 3	Public realm and open space
SPD 4	Built form and heritage
SPD 5	Building heights
SPD 6	Active travel
Section 4 of the SPD	Implementation

4. Context and Baseline

4.1. Links to other policies, plans and programmes

- 4.1.1. The SPD needs to take into account a wide range of other policies, plans and programmes. Identifying and reviewing these documents is an important element of the SA process, as it can help to shape the SPD, as well as pointing to particular issues and problems that need to be tackled.
- 4.1.2. A considerable number of relevant documents were identified at the international, national, regional and local levels as part of the Scoping Report. Since the consultation on the Scoping report and the draft SPD, additional or more recent documents of relevance have been identified and these have been included in the table set out in Appendix 2.

4.2. Summary of Baseline Information

- 4.2.1. The aim in collecting baseline information is to assemble data on the current state of the area and the likely future state. The information then provides the basis for predicting and monitoring effects. The baseline data has been used to describe the current social, economic and environmental characteristics of the Blackfriars Road area and the wider opportunity area. Where possible, data specific to Blackfriars Road has been used, but where this is not available, data for the borough as a whole has been used instead. Cathedrals ward forms part of Borough, Bankside and Walworth Community Council and approximately 33% of Cathedrals ward is covered by this SPD. We have referred to ward data for Cathedrals ward where relevant for some of our baseline data.
- 4.2.2. Collecting baseline information is also a way of identifying sustainability problems in an area and starting the process of thinking of different ways to address them. The baseline information has been grouped into broad categories that reflect the themes of the SPD. Within each category, consideration has been given to the range of sustainability indicators that are used in the appraisal process (see section 6.2).
- 4.2.3. Both qualitative and quantitative data has been used to inform the baseline analysis. Quantitative data has been taken from monitoring and research activities currently being carried out by a variety of organisations. Qualitative information is more often based on judgement and is particularly useful for objectives that relate to the character and quality of the built environment, for example. The SA Guidance advises an approach to baseline data collection that includes a combination of both types of data.

4.3. Problems in collecting the baseline data

- 4.3.1. In some instances where data did exist it was often either at the wrong geographical scale e.g. borough/regional/national or held over insufficient time to show a trend. In each case this makes it more difficult to identify issues that specifically affect the SPD area.
- 4.3.2. In some cases, monitoring is carried out more frequently and this has allowed us to base our approach on more up-to-date information, but for other issues baseline data was no longer being collected. Where qualitative data has been used, it has not always been possible to provide an analysis of trends.
- 4.3.3. Some gaps in data still remain. In the future, if data is still not available for some of the indicators it may be more appropriate to select alternative indicators. However, in some cases where there are no suitable indicators relating to an objective, the objective itself may need to be revised or deleted.

4.4. Baseline Information

4.4.1. A summary of the baseline information for Blackfriars Road is outlined below:

Homes and population

- 4.4.2. Around 5,787 people (Census 2011) live in 2490 households in the area covered by the SPD. Accordingly to GLA projections, the population of Cathedrals ward (current population of 14,941) will increase in size by a further 19,200 people by 2023. The current population is a mixture of a number of ethnic groups including 62% of the SPD population identifying themselves as white, 16% as Black/African/Caribbean/Black British and 13% as Asian/Asian British (Census 2011).
- 4.4.3. The area covered by the SPD includes a range of different housing types. The majority of homes are flats (92%), with only a small amount other housing types, with terraced housing being the next largest type of housing (4%) (Census 2011). This is a similar split to the whole of the opportunity area, where flats are the predominant housing type.
- 4.4.4. There is a mixture of tenure types. Almost half of the SPD area population (46%) live in social rented housing, whilst 26% own their own property and 25% rent privately. This similar to the mixture of tenure across the whole borough.
- 4.4.5. The majority of the SPD area ranks within the 30% most deprived areas in the country in the 2010 Index of Multiple Deprivation (figure 4). A small part of the SPD area, adjoining the Elephant and Castle Opportunity Area ranks within the 20% most deprived areas in the country.
- 4.4.6. There is a population of approximately 13,000 economically active working age people (16-74) living in Cathedrals ward, the highest in the borough, having increased from 12,000 in 2007. There are around 7,200 people in employment, with an employment rate of around 55%. The unemployment rate in the ward is currently 5.2%, compared to the borough rate of 6%.

Jobs

- 4.4.7. The area is located within the SE1 market area, a significant employment location which is part of the Central London Office Property market. There is a clear distinction between the SE1 office market which supplies office space to those businesses which need to locate in central London and the local office market which serves the needs of Southwark's economy.
- 4.4.8. The SPD area falls entirely within Cathedrals ward, with Cathedrals ward also extending eastwards to take in parts of the Borough, Bankside and London Bridge Opportunity Area not covered by this SPD. Cathedrals ward has an estimated 57,000 people in employment, according to the Business Register and Employment Survey. This is around a quarter of the total number employed in Southwark, which amounts to around 195,000.
- 4.4.9. The workforce occupation breakdown for the ward indicates that the majority of employees work in the Information and Communications industry (18.2%), followed by the Professional, scientific and technical industry (16.8%). Business administration and support services are also well represented (10.1%). Arts, entertainment and recreation only make up around 8% of employment, and Accommodation and food services amounting to around 6%.
- 4.4.10. Southwark has around 1,328,000 sqm of office floorspace, and has the sixth highest amount in London out of all the boroughs. A large proportion of this floorspace is within the SE1 area. There is a range of premises in the SPD area, with varying employment densities. There are small-to-medium sized purpose built office buildings of varying vintage and some modern large floorplate buildings, although relatively few in number, are

becoming more of a feature.

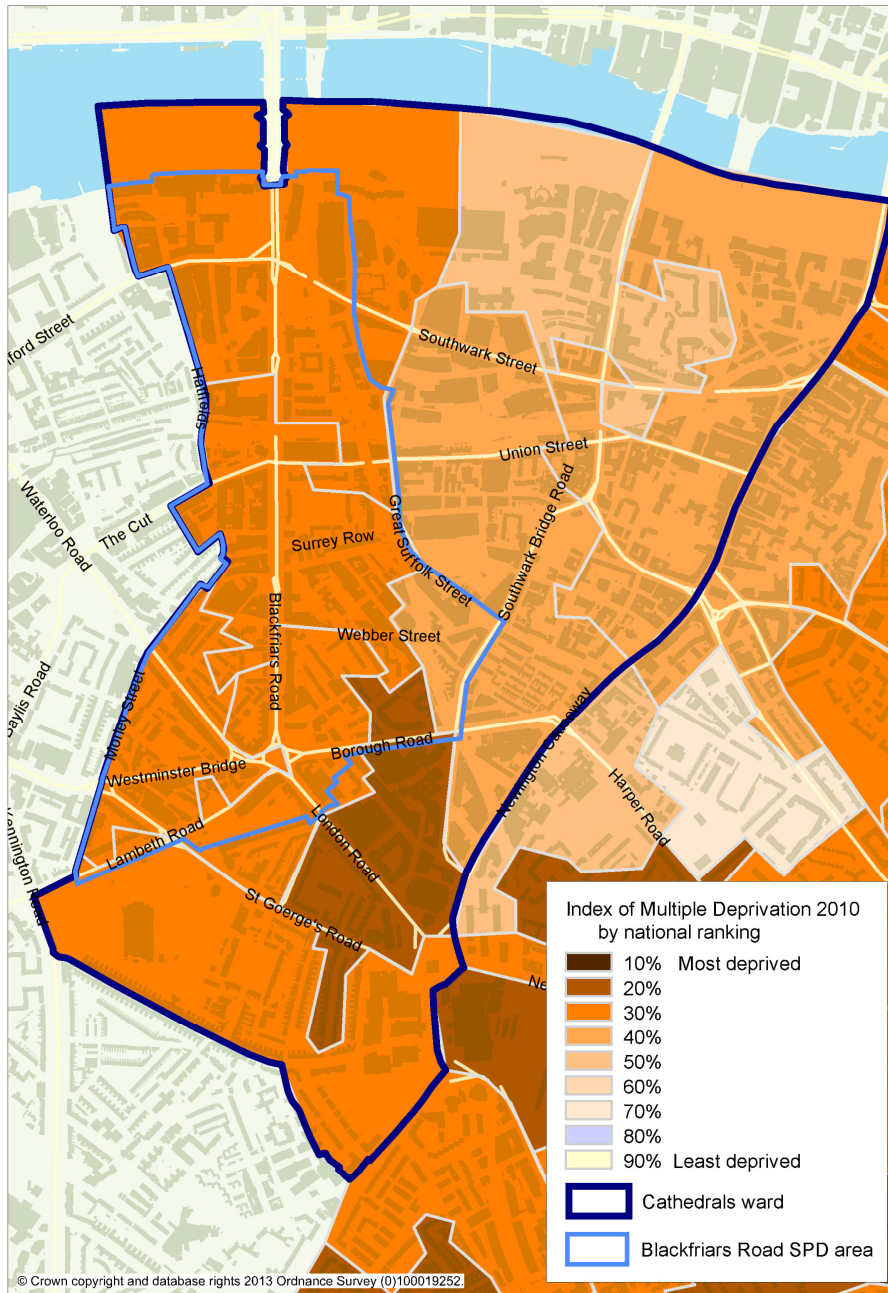


Figure 4: 2010 Index of Multiple Deprivation

4.4.11. There are a diverse range of occupiers of buildings in the area as a whole. The types of businesses located in the area include government offices, company headquarters, support services for the financial sector in the City, professional bodies, media and communications, publishing, and advertising. Employment in hotels, catering, tourism and creative and cultural industries has also grown significantly over the past decade. The area also has a large concentration of creative industries, reflecting its role in the Strategic Cultural Zone. In the last twelve months, take-up of floorspace was largely attributed to the Media sector, at 24%, followed closely by Charities and Associations (17%), Professional services (16%) and the Legal sector (14%).

4.4.12. Southwark demonstrates a relatively strong entrepreneurial culture which in part reflects the diverse ethnic mix of the local population. The vitality of small business growth in the borough is demonstrated by the fact that since 2008 there has been on average 255 business start ups each year in the Cathedrals ward. This is on par with Riverside ward,

however Grange ward had the highest number in the borough.

- 4.4.13. The area has a limited convenience and comparison goods offer. Most of the units are in service uses, including financial and retail services but predominantly leisure service uses such as a few bars, cafes and restaurants. The main concentrations are focused around the protected shopping frontages, where the mix of retail is controlled which are at Stamford Street, Hopton Street, the Cut and Waterloo Road. The area benefits from its location in the CAZ and the extensive office uses in the immediate area which support the existing retail facilities.
- 4.4.14. The majority of residents in the ward work in associate, professional and technical occupations. The industry breakdown of occupations shows that the majority of residents work 'Professional, Scientific and Technical Activities' (16.8%), and 'Financial and Insurance Activities' (12.7%), both higher than the borough percentage.
- 4.4.15. The majority of people living in the area have Level 4 qualifications or above (46%). This compares to the Southwark average of 43%. The number of people claiming benefits in the area (13.9%) is lower than the total for Southwark (15.6%). Of those claiming benefits, the highest proportion of claims are for incapacity benefit (6.3%), compared to job seekers allowance (3.9%) compared to and lone parents (1.3%)

Heritage

- 4.4.16. Much of the area's character and heritage remains and is already protected from inappropriate development. There are five adopted conservation areas which cover approximately 14% of the SPD area. These are: Barge House Alley, King's Bench, Valentine's Place, St George's Circus and parts of West Square Conservation Areas. Part of the area is also covered by the Borough, Bermondsey and Rivers Archaeological Priority Zone.
- 4.4.17. There are many historic buildings and features, including important reminders of the area's industrial heritage and river front industries. Within the SPD boundary, there is one grade II* listed feature (the Obelisk at St. George's Circus) and 34 grade II listed buildings and features, including Christ Church and gardens, terraced housing, and the Peabody estate on Blackfriars Road. There area also many buildings which the council has identified as having townscape or historic merit. These include Oxo Tower Wharf, warehouses in Valentine's Place and a number of public houses.
- 4.4.18. The historical value of open and green spaces also contribute its character.. For example, Christ Church gardens, including a grade II listed Victorian stone fountain, contributes to the setting of the grade II listed Christ Church. Nelson Square is a London Square of local historic interest protected under the London Squares Preservation Act (1931). There are also some important historic trees, protected through Tree Preservation Orders, including trees in Christ Church gardens and a number of plane trees located adjacent to Blackfriars Bridge.

Built form and building heights

- 4.4.19. The boulevard character of Blackfriars Road and prominence of the riverfront location is reinforced by the scale, massing and height of buildings fronting Blackfriars Road, Stamford Street and Southwark Street, and along the riverfront. The civic scale and character of the development along Blackfriars Road, and towards the riverfront consists of mainly larger buildings with large plot coverage, which range in height from taller heights towards the riverfront and north end of Blackfriars Road and with a lower and more consistent height of buildings at the centre and south end of the road.
- 4.4.20. Building heights are taller at the north end of Blackfriars Road, with riverfront buildings including Sea Containers House, Rennie Court, Sampson and Ludgate House, providing a generally consistent height (around 40m to 50m). Taller heights are set back from the

riverfront with South Bank Tower (109m) and Oxo tower (67m) establishing an existing context for significantly taller buildings with a number of consented proposals for buildings of similar height or taller, emerging as a cluster.

- 4.4.21. The consented tall buildings will reinforce this as an important location with 1 Blackfriars (165m), 20 Blackfriars (148m and 105m) and additional floors to South Bank Tower (132m). Heights then step down along Blackfriars Road from the height of 240 Blackfriars Road (89m) to lower heights towards the viaduct at the centre of Blackfriars Road (typically around 30m).
- 4.4.22. South of the viaduct, the height of Palestra (56m) is a feature at the transport node of Southwark tube station. Heights heading south towards St George's Circus are generally consistent (typically 20 to 30m), though the scale of heights varies between the east and west side. The listed terraces, Peabody estate and industrial buildings of the Valentine's Place conservation area on the west of Blackfriars Road having survived wartime bombing and post war redevelopment, while the majority of the east side of the street has seen redeveloped in the later half of the 20th century.

Open space and public realm

- 4.4.23. Around 2% of the SPD area is protected open space. The area has limited open space provision and consists primarily of small squares and churchyards typical of a dense urban environment in central London. The spaces protected as Borough Open Land are Nelson Square, Christ Church gardens and Paris gardens.
- 4.4.24. The quality of many open spaces is generally quite high, although there is still some scope for improvement. A high proportion of the population around Blackfriars Road are aged 15-29, a low proportion of the population is aged under 15 and over 60. The demographic structure indicates that demand for open space is high, despite the limited range of provision. The area also accommodates a very high proportion of residential units which do not have access to private open space and also has a relatively high population density, despite much of its floorspace being used for non-residential uses. The daytime population is very high as a result of the degree of employment generating uses, which puts further pressure on the limited open space provision. Despite relatively low levels of provision, satisfaction of open space, the contribution to quality of life and opinions on quality are all relatively high.
- 4.4.25. Our open space strategy has identified that the north of Blackfriars Road is deficient in access to all park types. The area is below the quantity standard for public park provision and below the quantity standard for natural greenspace. There is poor access to outdoor sports facilities and relatively poor access to allotments and community gardens. In order to address these deficiencies, our open space strategy recommends that we look for opportunities to create new open space to increase provision closer to the borough standard. We are recommending that the Diversity gardens are protected as other Open Space and we will be looking to designate the site as such through our New Southwark Plan.
- 4.4.26. Public realm provision is limited within the area, with varying qualities of space, materials and landscaping. Some streets and spaces offer a high quality public realm that is well used, while others are under-used. A number of routes carry significant numbers of pedestrians and cyclists but are of poor quality. There are also a number of roads and spaces that suffer from inactive frontages. Recently, a series of completed and on-going projects has been implemented that improve the pedestrian and public realm experience at key junctions on Blackfriars Road, such as the public realm improvements at the Cut.
- 4.4.27. The Thames Path is a popular river bank route along the southern bank of the River Thames. It facilitates a high volume of pedestrian movement, but access to the Path varies, through the adjoining sites. St George's Circus at the southern end of Blackfriars Road suffers from a poor quality public realm, and does not reach its potential as an important

gateway to Blackfriars Road and Elephant and Castle.

- 4.4.28. A number of the larger development sites at the northern end of Blackfriars Road that are currently under construction or that have planning consent, propose improved levels of new public space alongside high-quality landscaping schemes. They seek to improve links throughout the area and encourage increased pedestrian activity.

Social and community infrastructure

- 4.4.29. In relation to the education and skills Indices of Multiple Deprivation 2010, Cathedrals ward is less deprived compared to other wards in the borough. There is one pre-school, Tadworth Pre-school playgroup, located on Webber Street. There is one primary school in the area, Friars Primary Foundation School, on Webber Street and provides nursery facilities and a breakfast club. Just beyond the boundary of the SPD area there are a further two primary schools, which include Charles Dickens Primary School towards Borough tube and St George's Cathedral Catholic Primary School is to the south along Westminster bridge road.
- 4.4.30. Tertiary education is well provided for in the north of the borough, with Southwark College located on the Cut, and the London South Bank University campus located to the south along Borough Road and London Road, along with the London College of Communication opposite Elephant and Castle shopping centre.
- 4.4.31. There are a small range of leisure and community facilities. Blackfriars Settlement has been an anchor in the local community for 125 years, providing a range of community services such as early years play space, afterschool and youth clubs, book club, legal advice and a range of learning and development courses, mental health and well-being service and an older people's service. Blackfriars Settlement Education and Training Centre delivers a full timetable of Adult Literacy and ESOL (English for Speakers of Other Languages), as well as an Employment Skills Training program aimed at enabling people to successfully navigate an increasingly complex job market and secure employment.
- 4.4.32. The Colombo Centre, operated by the Jubilee Hall Trust, is a popular leisure centre providing a large gym, two artificial turf floodlit 7-a-side football pitches, and two hard courts for tennis or netball. Christ Church, a church of England church, provides a place of worship but also office space for a variety of organisations and hall and meeting rooms available for hire. There are also several Tenants and Residents Associations located in the area.
- 4.4.33. There is one GP surgery in the area, the Blackfriars Medical Centre and Guy's and St Thomas's hospital is located to the east of the SPD area, next to London Bridge station. There is also the Burrell Street Sexual Health Clinic which is operated by the hospital NHS foundation trust. Growth in the area will increase the demand for community facilities and new development will be expected to contribute to meeting this demand.
- 4.4.34. Blackfriars Road has a post office, located in Colombo House, just north of Southwark tube station. The nearest police station is on Borough High Street, however there are dedicated police officers patrolling the area from the Cathedral ward Safer Neighbourhoods Team.

Transport and movement

- 4.4.35. Blackfriars Road forms part of the Transport for London Road Network (TLRN) and is managed by TfL. It is a strategic road, acting as a key axis that links the City with Elephant and Castle and also forming an important gateway into Southwark where it meets the River Thames. There are significant linkages running from east to west through the SPD area, which facilitate movement between key transport interchanges at Waterloo, Blackfriars and London Bridge.
- 4.4.36. The SPD area has excellent public transport accessibility (PTAL) and is entirely classed as

PTAL 6a or 6b, the highest possible rating. The area is sandwiched between Waterloo and London Bridge, two of London's busiest interchanges, which accommodate around 300million rail and tube passenger entries and exits every year. Blackfriars Station has been completely rebuilt as part of the Thameslink programme, including a new entrance to Blackfriars tube. Similarly, passenger numbers at Southwark tube have steadily increased, as has the use of Blackfriars pier. The corridor is also served by a number of buses, which provide easy, affordable access to areas ranging from Kings Cross and Liverpool Street, to Elephant and Castle, Peckham and Brixton.

- 4.4.37. The proportion of households in the area with access to a private car or van is much lower than the borough average. Although the number of households in the area increased between 2001 and 2011, census data highlights that the proportion of households without a private car has increased. In Cathedrals ward, the proportion of households without access to a private car rose from 59% in 2001 to 68% in 2011. This compares to 58% across the borough.
- 4.4.38. Blackfriars Road, Upper Ground, Southwark Street and Webber Street all form part of the London Cycle Network, which is managed by Transport for London. Cycle Superhighway 7 runs along Southwark Bridge Road at the south eastern edge of the SPD area.
- 4.4.39. The number of off-street cycle parking spaces in the Cathedrals ward is significantly higher than in other wards in the borough; the highest cycle parking density by population of any ward in Southwark. There are 8 docking stations for the Barclay's Cycle Hire Scheme in and around the Blackfriars Road corridor, with those in Bankside being amongst the most well used in the borough

5. Sustainability Issues and Objectives

5.1. Sustainability Issues

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

Offices

- Core strategy jobs and employment floorspace targets
- Opportunities for large scale office development
- Opportunities for flexible innovative business floorspace
- Needs of Micro-businesses and Small and Medium Enterprises (SMEs)
- Demand from different types of business sectors
- Retention or replacement of existing business floorspace
- Location and phasing of development
- Accessibility and design of the public realm
- Viability of development

Town Centre uses

- The type and mix of retail uses
- The relationship with other town and local centres
- Consolidation of Strategic Cultural Area
- Mix of complementary arts, cultural, leisure and entertainment uses as part of mixed use developments
- Impact of evening and night time uses on local amenity
- Opportunities for flexible innovative floorspace
- Viability of development
- Location and phasing of development
- New hotel development and relationship with other town centre uses
- Accessibility and design of the public realm
- Need for new social and community infrastructure

Transport

- Improving cycle links along and across Blackfriars Road
- The walking environment/public realm along Blackfriars Road and in the wider area
- Safety at key junctions
- Servicing, deliveries and construction management

Tall buildings

- London Plan designation as appropriate for tall buildings
- Impact of tall buildings on microclimate/views/public realm/existing development/heritage assets, in relation to location scale, mass and height.
- Robust building height strategy
- The revised London View Management Framework
- Design quality
- Development pressure

Built environment

- Density and distribution of development
- Areas of poor townscape character at risk of further loss or erosion of quality
- Scale and grain of development
- Enhanced townscape
- Inclusive design

Historic

- Local distinctiveness and character
- Conservation or enhancement of heritage assets and their settings that are under threat or at risk from neglect or development pressures.
- Heritage assets put to viable uses consistent with their conservation
- Traffic congestion, air quality, noise pollution and other problems affecting enjoyment of the historic environment

Public realm and open space

- Types of new public spaces
- Maintain and enhance existing open spaces and footways
- Lower floor activation with a variety of town centre activities
- Inclusive, accessible and safe environments
- Reduction of street clutter
- Cohesive landscaping and green infrastructure
- Clear Public/private space distinction
- Enhanced permeability across the area

5.2. What is the likely future of Blackfriars Road without the SPD?

- 5.2.1. The area covered by the Blackfriars Road SPD is particularly important in terms of the public realm, built form and transport accessibility. The area has seen much development in recent years including the opening of an entrance to Blackfriars Station and innovative public realm schemes. A number of new large developments have been built, with more under construction or being planned.
- 5.2.2. It is important to establish clear guidance to ensure that future development is in keeping with the character of the local area. The SPD establishes a clear policy framework for future development along Blackfriars Road, so that developers, residents, local businesses and other interest groups are all aware of what we are trying to achieve and the type of development that will be acceptable.
- 5.2.3. Without the SPD, planning decisions would continue to be made on a case by case basis with regard to the more strategic policies in the Core Strategy and saved Southwark Plan (and the pan London policies in the London Plan). The Core Strategy and saved Southwark Plan policies are borough-wide and so need to need to be flexible enough to accommodate very different local conditions. By providing specific guidance for Blackfriars Road, this SPD removes some of the ambiguity surrounding how these policies will be delivered and implemented in this part of the borough and enables guidance to reflect the local character.

5.3. Sustainability Objectives

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

SDO 1	To tackle poverty and encourage wealth creation
SDO 2	To improve the education and skill of the population
SDO 3	To improve the health of the population
SDO 4	To reduce the incidence of crime and the fear of crime
SDO 5	To promote social inclusion, equality, diversity and community cohesion
SDO 6	To mitigate and adapt to the impacts of climate change
SDO 7	To improve the air quality in Southwark
SDO 8	To reduce waste and maximise use of waste arising as a resource
SDO 9	To encourage sustainable use of water resources

SDO 10	To maintain and enhance the quality of land and soils
SDO 11	To protect and enhance the quality of landscape and townscape
SDO 12	To conserve and enhance the historic environment and cultural assets
SDO 13	To protect and improve open spaces, green corridors and biodiversity
SDO 14	To reduce vulnerability to flooding
SDO 15	To provide everyone with the opportunity to live in a decent home
SDO 16	To increase walking, cycling, public transport and reduce car journeys
SDO 17	To provide the necessary infrastructure to support existing and future development

6. The Sustainability Framework

6.1. What is the SA Framework?

- 6.1.1. The Sustainability Appraisal Framework provides a way in which the sustainability effects of the plan can be described, analysed and compared. The framework provides a set of sustainability objectives and indicators to be used when undertaking the appraisal. The indicators should be measurable to provide a way of checking whether the objectives are being met, for example, the number of jobs created. The framework was developed for the Core Strategy Sustainability Appraisal and has been used for the Sustainability Appraisals of other planning documents, such as the Elephant and Castle SPD/OAPF and the Canada Water Area Action Plan, to ensure a consistent approach as planning guidance is prepared across the borough.

6.2 The SA Framework

Sustainability Issues	Objective (and questions)	Sustainability Indicators	
Economy, Regeneration and Employment Opportunities	<p>SDO 1: To tackle poverty and encourage wealth creation</p> <p>Will it improve the range of job opportunities?</p> <p>Will it help to diversify the economy?</p> <p>Will it encourage the retention and /or growth of local employment?</p> <p>Will it close the gaps between equalities target groups compared with the National average?</p> <p>Will it encourage business start-ups and support the growth of businesses?</p>	<p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p>	<p>Employment land available</p> <p>Change in VAT registered businesses</p> <p>Numbers and % jobs in Southwark by sector</p> <p>Southwark compared to London (broken down by micro, small and medium sized businesses)</p>
Education	<p>SDO2: To improve the education and skill of the population</p> <p>Will it provide opportunities to improve the skills and qualifications of the population, particularly for young people and adults?</p> <p>Will it help improve employee education/training programmes?</p> <p>Will it help reduce skills shortages?</p> <p>Will it help to reduce the disparity in educational achievement between different ethnic groups?</p>	<p>2.1</p> <p>2.2</p> <p>2.3</p> <p>2.4</p>	<p>Indices of multiple deprivation; Education deprivation</p> <p>% of the population with higher education qualifications</p> <p>% of population with no qualifications</p> <p>Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs including English and Maths split by equality group</p>
Health	<p>SDO3: To improve the health of the population</p> <p>Will it promote and facilitate healthy living and active lifestyles?</p> <p>Will it reduce health inequalities?</p> <p>Will it promote non-polluting forms of transport?</p> <p>Will it improve access to health and social care/treatment?</p>	<p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p>	<p>Health life expectancy at age 65 by equality group</p> <p>Indices of multiple deprivation: Health deprivation</p> <p>Rate of obesity in children Mortality from cancer, heart disease and stroke</p> <p>Incapacity benefit for mental illness</p> <p>Distance to GP premises from home</p> <p>Admissions to hospital per 1,000 people</p>

Crime and Community Safety	SDO4: To reduce the incidence of crime and the fear of crime	4.1	Indices of multiple deprivation: Crime deprivation
	Will it improve safety and security?	4.2	Numbers of crime per annum Percentage of residents who feel fairly safe or very safe outside during the day/night
	Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?	4.3	Reports of anti-social behaviour
Social Inclusion and Community Cohesion	SDO5: To promote social inclusion, equality, diversity and community cohesion	5.1	Proportion of people who think they can influence decision-making in their locality
	Will it help support voluntary sector and promote volunteering? Will it support active community engagement?	5.2	Employment/Skills/Health/Homelessness waiting list by equality group
	Will it support a diversity of lifestyles? Will it address equality's groups?	5.3	Satisfaction with area
Mitigation of and adaptation to Climate Change	SDO6: To mitigate and adapt to the impacts of climate change	6.1	CO2 emissions and energy consumption (break down by source/type)
	Will it reduce consumption of energy?	6.2	No. of extreme weather events by type
	Will it use renewable sources of energy?	6.3	No. of hospital admissions as a result of extreme weather
	Will it help local people cope with hotter drier summers and warmer wetter winters? Will it mitigate against the urban heat island effect?	6.4	SAP rating of borough's housing stock
Air Quality	SDO7: To improve the air quality in Southwark	7.1	Number of days of high pollution
	Will it help to reduce emissions of PM10, NO2?	7.2	Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air
	Will it encourage a reduction in amount and length of journeys made by car?	7.3	Annual average concentrations and number of daily exceedences of PM10 in air
Waste Management	SDO8: To reduce waste and maximise use of waste arising as a resource	9.1	Municipal waste land-filled (tonnes)
	Will it promote the reduction of waste during construction / operation?	9.2	Residual household waste per household (tonnes)
	Will it minimise the production of household and commercial waste? Will it promote sustainable processing of waste?	9.3	Percentage of municipal waste sent for reuse, recycling and composting

Water Resources	<p>SDO9: To encourage sustainable use of water resources</p> <p>Will it encourage reuse of water?</p> <p>Will it maximise use of rainwater or other local water supplies?</p> <p>Will it reduce discharges to surface and groundwater?</p>	<p>10.1</p> <p>10.2</p>	<p>Average domestic and commercial potable water consumption (l/head/day)</p> <p>Water quality measure</p>
Soil and Land Quality	<p>SDO10: To maintain and enhance the quality of land and soils</p> <p>Will it encourage the remediation of land identified as potentially contaminated?</p> <p>Will it prevent further contamination of soils?</p>	<p>11.1</p> <p>11.2</p>	<p>Number of contaminated sites</p> <p>Number of contaminated sites not remediated</p>
Quality in Design	<p>SDO11: To protect and enhance the quality of landscape and townscape</p> <p>Will it have a negative impact on important strategic/local views?</p> <p>Will it improve the quality of public spaces and street?</p> <p>Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the public domain?</p>	<p>12.1</p> <p>12.2</p> <p>12.3</p>	<p>Satisfaction with local area</p> <p>People who can identify with their local area</p> <p>Building for Life Assessments</p>
Conservation of the Historic Environment	<p>SDO12: To conserve and enhance the historic environment and cultural assets</p> <p>Will it involve the loss or damage to historic buildings and remains and their setting?</p> <p>Will it improve the historic value of places?</p> <p>Will it promote the historic environment and also contribute to better understanding of the historic environment?</p>	<p>13.1</p> <p>13.2</p> <p>13.3</p> <p>13.4</p> <p>13.5</p> <p>13.6</p>	<p>Amount of Southwark covered by Conservation Area or APZ</p> <p>Numbers of heritage assets in the borough on the English Heritage at Risk Register</p> <p>Changes in numbers of listed buildings</p> <p>Number of scheduled ancient monuments at risk</p> <p>Number of conservation areas at risk</p> <p>Number of conservation areas with up-to-date appraisal/management plans</p>

Open space and Biodiversity	SDO13: To protect and improve open spaces, green corridors and biodiversity	14.1	Change in quantity of open space (ha)
	Will it encourage development on previously developed land?	14.2	Resident satisfaction with open space
	Will it improve the quality and range of open spaces?	14.3	Change in SINCS and LNRs
	Will it improve access to open space and nature?	14.4	Change in quality of open space (ha)
	Will it improve the quality and range of habitat for wildlife?	14.5	Open space deficiency
	Will it avoid harm to protected and priority species?	14.6	Deficiency in access to nature
		14.7	Number/types of habitats
		14.8	No. of green roofs/facades
Flood Risk	SDO14: To reduce vulnerability to flooding	15.1	Number of flooding incidents (including sewer flooding)
	Will it minimise the risk of and from flooding?	15.2	Condition of flood defences
	Will it protect and improve flood defences and allow them to be maintained?		
Housing	SDO15: To provide everyone with the opportunity to live in a decent home	16.1	Amount of homes in the borough (by type/tenure)
	Will it contribute towards meeting housing need, in particular affordable housing and family homes?	16.2	Percentage of households living in temporary accommodation
	Will it improve the supply and range of housing?	16.3	No. of households in housing need
	Will it contribute towards improving the quality of homes and the living environment?	16.4	No. of households on housing register
	Will it reduce overcrowding?	16.5	No. of households unintentionally homeless and in priority need
		16.6	Income to average house price ratio
		16.7	No. of families living in overcrowded properties

Sustainable Transport	SDO16: To increase walking, cycling, public transport and reduce car journeys	17.1	Estimated traffic flows per annum (mil.vehicle km)
	Will it reduce car use?	17.2	The number of people killed or seriously injured in road traffic collisions
	Will it promote walking and cycling?	17.3	Proportion of personal travel made on each mode of transport overall and by equalities groups
	Will it reduce the number and length of journeys?		
	Will it improve public transport?		
Infrastructure	SDO17: To provide the necessary infrastructure to support existing and future development	18.1	No. and type of existing infrastructure (social, physical and green)
	Will it provide enough social infrastructure?	18.2	Capacity of existing infrastructure (social, physical and green)
	Will it provide enough physical infrastructure?	18.3	No. and type of proposed infrastructure (social, physical and green)
	Will it provide enough green infrastructure?	18.4	Capacity of future infrastructure (social, physical and green)

6.3 Comparison of the sustainability objectives

6.3.1 As part of the sustainability appraisal, a comparison of the sustainability objectives was carried out. This process ensured that there were no conflicts between the different objectives, which could undermine the process. Where this comparison raised question marks over the compatibility of different objectives, this indicates that further attention is required when drafting the additional guidance in the SPD.

Objective	SDO1	SDO2	SDO3	SDO4	SDO5	SDO6	SDO7	SDO8	SDO9	SDO10	SDO11	SDO12	SDO13	SDO14	SDO15	SDO16
SDO 2	✓															
SDO 3	✓	✓														
SDO 4	✓		✓													
SDO 5	✓	✓	✓	✓												
SDO 6	✓	✓	✓													
SDO 7	✓		✓													
SDO 8	✓	✓														
SDO 9	✓															
SDO 10	✓		✓													
SDO 11	✓			✓	✓	?		?		✓						
SDO 12	✓			✓	✓	?		?		✓	✓					
SDO 13	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
SDO 14	✓		✓										✓			
SDO 15	✓	✓	✓	✓									✓	✓		
SDO 16	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
SDO 17	✓		✓			✓	✓	✓	✓		?	?	?	✓	✓	✓

✓ Compatible
0 No significant link
? Depends on implementation

- 6.3.2 The comparison highlighted potential conflicts between the objectives that focus on protecting or conserving the historic and natural environment (SDO11, SDO12) with those seeking to introduce changes, such as in relation to mitigating against the impacts of climate change (SDO6), improving waste management (SDO8) and providing new infrastructure (SDO17).
- 6.3.3 For instance, mitigating against climate change might involve renewable energy installations or other modifications to existing properties, which in turn could lead to a very noticeable change in the appearance of a building or area. Clearly though, the specific impacts would depend on the type of renewable energy infrastructure that is pursued. Different interventions may well be better suited to particular buildings or particular areas. These aims are not necessarily mutually exclusive, but the comparison demonstrates that the pursuit of some of the sustainability objectives will require more detailed consideration when the additional guidance is drafted and decisions made. The SA picks up these themes and further detail is provided in appendix 5.

7. SPD Issues and Options

7.1. Compatibility of the SA Objectives against the Blackfriars Road SPD

7.1.1. The guidance in the SPD is in line with the objectives of the Core Strategy. An assessment of the compatibility of the SA objectives against the Core Strategy objectives has been carried out. The results show that the objectives are largely compatible with each other. Some uncertainties have been identified in a few of the policies which will be dependent on the implementation of the policies. Further detail on the assessment of the Core Strategy objectives with the SA objectives can be found in the final Core Strategy Sustainability Appraisal report.

7.2. What options have been considered and why?

7.2.1. The Core Strategy has set the level, general quantum and spatial pattern of development in the borough and the SPD cannot change this spatial strategy but can set out further guidance on implementing the policies in the Core Strategy and the saved Southwark Plan, as well as the London Plan..

7.2.2. Blackfriars Road is an area with a significant amount of new development coming forward, there is also a significant amount of development expected to come forward in the surrounding area including at Elephant and Castle, Waterloo and north of the river. This represents a huge opportunity for change and the need for a coherent framework which has influenced the range of options that were considered for new planning guidance in the SPD.

7.2.3. The significant opportunity for change along Blackfriars Road has determined the scope of new guidance for the SPD. The SPD focuses on the type of new development and how this can contribute to enhancing the public realm and accessibility of Blackfriars Road. It focuses on design issues including built form, heritage and building heights. Our main option for consideration has been whether introducing new guidance would have a positive impact and lead to more sustainable development in the area, or whether we could effectively rely on existing guidance in the Core Strategy, saved Southwark Plan, London Plan and topic based SPDs to deliver development of the same quality.

7.3. What have the options identified?

7.3.1. The appraisal evaluated the sustainability of the proposed guidance using the Sustainability Appraisal Framework set out in section 6. Each piece of guidance was assessed in detail and consideration given to whether the guidance would give rise to positive impacts that would justify its inclusion in the SPD.

7.3.2. The benefits of having the SPD clearly outweighed the option of relying on existing policy. In addition to the benefits borne out through the SA, the SPD ensures that all stakeholders in the area have a clear understanding of the development opportunities along Blackfriars Road; the sort of development that will be encouraged and the sort of development that we are unlikely to support.

7.3.3. The broad differences in these two approaches are set out below:

Business space:

The additional guidance in the SPD seeks to encourage the generation of new jobs and businesses in the Blackfriars Road area to help consolidate and expand the existing business services cluster and reinforce the area as a strategic office employment location. The Blackfriars Road area has already experienced significant investment by both the public and private sectors and is within the SE1 office market, one of London's prime

business districts. Our Employment Land Review (ELR) (2010) forecasts demand for between 400-500,000 sqm of new office business space by 2026 to meet the needs of the SE1 office market within the City fringe. The ELR confirms that there is continuing demand for high quality small floorplate business space. The availability of a diverse stock of property types in terms of form, adaptability, specification and cost is vital to ensure many different types of occupiers can find appropriate business accommodation to meet their varying requirements. The design of floorspace for micro and small enterprises will also need careful consideration to ensure that it is functional, incorporating flexible internal arrangements.

Without the additional guidance in the SPD, employment floorspace in the Blackfriars area may not meet the demands of the SE1 office market and therefore businesses may look to locate outside of the borough instead. By ensuring that new development provides high quality business floorspace we can continue to encourage investment into the area and maintain Blackfriars Road as a strategic office employment location.

Mixed use town centre:

The additional guidance in the SPD seeks to encourage the provision of a balanced mix of town centre uses to help enhance the commercial attractiveness of the Blackfriars Road area and the status and function of the wider Central Activities Zone. Land use is predominantly commercial, with pockets of residential in the south-east, west and the north, close to the river. Southwark's Retail Capacity Study (2009) suggests that the Bankside and Borough district town centre should continue to be a centre for local needs and specialist, independent retailing and any new retail schemes can be supported by workers, tourists and residents, coming forward on an incremental basis.

Without the additional guidance in the SPD, new development may be focused towards more residential provision and Bankside and Borough district town centre may not continue as a viable location. In order to continue to promote the area as a commercially attractive location for business, the additional guidance set out in the SPD will maximise the diversity of retail offer and facilitate a range of town centre uses in conjunction with a high quality public realm. The development of the evening and night-time economy will help keep the town centre lively and safe at different times of the day and provide more leisure opportunities for local residents, visitors and workers. New and improved leisure, social infrastructure and community facilities with accessibility for all will help to strengthen the relationships between people living and working in the area, encourage more activity and also facilitate the exchange of ideas and skills.

Public realm and open space:

The additional guidance in the SPD sets out how we will work with local stakeholders to provide a high quality design of public squares, streets and spaces. A high quality public realm will help deliver our vision of creating a unique identity for Blackfriars Road, making it a place that benefits the people who live, visit and work here.

Without the additional guidance in the SPD there may be a lack of coherent approach to improvements in the public realm which can lead to poor legibility through the area. We know that some streets and spaces currently suffer from neglect and are under-used, while others carry significant numbers of pedestrians and cyclists during rush hour periods. The additional guidance in the SPD will mean that new development helps to improve the public realm will make streets and spaces more enjoyable and better used.

Built form and heritage:

The additional guidance in the SPD seeks to ensure that high quality design and architecture make a positive contribution to local character and distinctiveness. There is

currently a mix of character, scale and massing of buildings and the same key principles will apply to new development and improvements to the existing buildings.

Without the additional guidance in the SPD, new development may not adequately reinforce the existing character and fail to enhance the permeability to and through large sites. Without the additional guidance in the SPD, heritage assets and their settings which are sensitive to change may be negatively impacted on. Setting out additional guidance in the SPD will help to ensure that proposals consider the potential impact upon the significance of a heritage asset, or its setting, to avoid or minimise conflict between the conservation of the asset, and its setting, and any aspect of the proposal

Building heights:

The guidance in the SPD seeks to ensure development contributes positively and helps to create a distinctive identity for Blackfriars Road by requiring development to be of an appropriate scale of height with criteria for tall buildings. The London Plan indicates that tall buildings may be appropriate in the Central Activities Zone, opportunity areas, areas of intensification or town centres that have good access to public transport.

Core Strategy strategic policy 12 requires tall buildings to have an exemplary standard of design and identifies locations where tall buildings could go. The Core Strategy vision for Bankside and Borough refers to the council setting out in detail which sites are appropriate, sensitive and inappropriate for tall buildings through the supplementary planning document/opportunity area framework. Saved Southwark Plan policy 3.20 sets out criteria for considering applications for tall buildings and applies across the borough

The SPD sets out detailed criteria to help identify appropriate locations for tall buildings which are consistent with the tests set out in policy 3.20 of the Southwark Plan and the strategic policies in the London Plan and the Core Strategy. Without these criteria, proposals for tall buildings may not be properly considered with regard to their impact on views, including strategic views and views from the wider area. By setting out detailed criteria, we can help to ensure that the setting of tall buildings is used to signal more important spaces.

The SPD also sets out additional guidance on maximum building heights to provide clarity on what is appropriate. Without the additional guidance in the SPD, proposals for tall buildings may come forward that are not appropriate for the location and fail to meet exemplary standards of design, for example, floor-to-ceiling heights at ground level may not be adequately proportioned with doors and windows providing active frontages.

Active travel:

The additional guidance in the SPD sets out how we will work with local stakeholders to improve Blackfriars Road as a key walking and cycling route and strengthen links east-west across Blackfriars Road between Waterloo and the South Bank, Bankside and London Bridge. Blackfriars Road already supports high levels of walking and cycling use because of its unique role as a mixed use area, an important and well-used link to the City and its location between London Bridge, Southwark, Waterloo and the recently opened Blackfriars Station. We have set out in the SPD that we will work with TfL to create a segregated route for cyclists whilst ensuring the needs of all users are met safely, managing the demands of buses, freight, pedestrians and cyclists.

Without the additional guidance set out in the SPD there will be less focus on improving provision for cycling along and around Blackfriars Road. Without the SPD, pedestrian access and improvements to the pedestrian environment may take place in a more ad hoc way.

Implementation:

The SPD recognises that we cannot deliver our aspirations alone. We will continue to work with other stakeholders to ensure that growth is coordinated and that infrastructure is improved to support the additional number of people working, living and visiting Blackfriars Road. Without the additional guidance in the SPD, we may not work as effectively with the many different groups and organisations in the Blackfriars Road area.

The additional guidance in the SPD highlights the need to ensure effective and coordinated management of development to minimise the impact on residents, workers and visitors. Without the guidance in the SPD, we may not be able to require that construction management plans and delivery and servicing plans are put in place for development along the Blackfriars Road corridor. We would also not be able to so strongly encourage developers to engage with the Bankside and London Bridge Logistics Group which has been established to coordinate all aspects of the construction process in the opportunity area, including traffic management, noise and pollution control, local employment and public realm works.

8. Effects of the SPD policies

8.1. How has sustainability been considered in the development of the SPD

- 8.1.1. By completing the appraisal process, we have considered the sustainability implications of each piece of additional guidance in the SPD. The results of this appraisal give a good indication of how sustainable the guidance is. By highlighting issues that will need particular attention as policies are delivered and decisions made, we will be able to minimise conflicts and ensure that individual developments contribute to a more sustainable environment.
- 8.1.2. The appraisal has involved making a certain amount of subjective judgement of the likely sustainability impacts of proceeding with any policy over the short, medium and long term. The judgement is made with reference to what the sustainability objective is trying to achieve and the possible impact a proposed action may have. Impacts of strategic policies may be hard to predict at the local level but once more detailed information is available it will be easier to establish mitigation measures

8.2. Blackfriars Road SPD

- 8.2.1. The Blackfriars Road SPD sets out a framework for considering planning applications. The guidance set out in the SPD seeks to balance the need to promote high quality new development and attract investment to the area with the need to protect local character and heritage. The SPD provides guidance on implementing the strategic policies in the London Plan, Core Strategy and saved Southwark Plan and provides further detailed guidance on how these policies should be delivered. The Blackfriars Road Urban Design Study (2014) and the Bankside, Borough and London Bridge Characterisation Study (2013) set out further detail on the context and character of the local area that has informed the guidance set out in the SPD.
- 8.2.2. Each piece of additional guidance has been appraised to give an indication as to whether or not it will contribute to our sustainability objectives. This has been carried out in accordance with the process set out above in Section 6.2. The following matrix gives an overview of the potential impacts of the guidance in the Blackfriars Road SPD. The more detailed results are included in Appendix 5.

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

Key	✓✓	Major positive
	✓	Positive
	-	Neutral/ No impact
	x	Negative
	xx	Major Negative
	?	Uncertain

8.3. Significant positive impacts

8.3.1. The SA found that all of the additional guidance in the SPD will have a positive impact. For every policy, the positive impacts outweighed the negative impacts when assessed across the whole range of sustainability objectives. In the majority of cases the additional guidance has no anticipated negative impacts against the sustainable objectives.

8.3.2. Every piece of guidance was considered to have at least one major positive impact when compared to the sustainable development objectives. Notably, the following pieces of additional guidance were considered to have several major positive impacts:

SPD 3	Public realm and open space
SPD 6	Active travel

8.3.3. There is a significant amount of new development planned for Blackfriars Road which may offer a considerable opportunity for improvement to the public realm. The additional guidance relating to the protection and improvement of public realm and open space scored highly against the Sustainability Objectives; particularly those relating to the natural environment (SDO11 and SDO13), and promoting sustainable transport and reducing the need to travel by car (SDO 16).

8.3.4. Similarly, the SPD has a strong focus on providing additional guidance to ensure that new development promotes active travel and improves accessibility. The additional guidance scored a number of major positive impacts in relation to improving the health of the population (SO3), reducing contributions to climate change (SDO6), improving air quality (SDO7) and reducing the need to travel by car (SDO16).

8.4. Significant negative impacts

8.4.1. The SA process did not result in any significant negative impacts being identified.

8.4.2. The additional guidance on built form and heritage was identified as potentially having minor negative impact on SDO 6, to reduce contributions to climate change. Additional guidance on business space, mixed town centre use and built form and heritage were identified as potentially having minor negative impact on SDO 6, to reduce contributions to climate change. The reason for the negative impacts is that the quantum of new development is likely to have negative impacts upon climate change and air quality. However, it is felt that the negative impacts can be resolved through appropriate mitigation measures, in particular the application of Core Strategy policies 1, 13 and 14. The Sustainable Design and Construction SPD and Sustainability Assessment SPDs provide further details to applicants on the type of measures that should be introduced in order to mitigate the environmental impacts of development.

8.5. Uncertain impacts

8.5.1. The additional guidance could give rise to a number of uncertain impacts. This is particularly the case in relation to the Sustainability Objective relating to providing the necessary infrastructure to support existing and future development. The uncertainty is largely because we cannot predict the infrastructure requirements of new development at such an early stage as much as this will be determined on a site by site basis. This will need to be kept under review through the development management process.

8.5.2. The following pieces of additional guidance were considered to have uncertain impacts:

SPD 1	Business space
SPD 2	Mixed use town centre
SPD 5	Building heights

8.5.3. The additional guidance on business space and a mixed use town centre were identified as

potentially having an uncertain impact on SDO 15, to provide everyone with an opportunity to live in a new home. Promoting additional business floorspace and increasing the number of town centre uses in the area will lead to more mixed use developments. This could potentially reduce the number of homes that could be provided through solely residential schemes. However, allowing mixed-use developments will encourage more development into the area and these developments will include the provision of new homes, including affordable homes and family homes. This will contribute towards meeting our housing target over the plan period, with the provision of a range of sizes of dwellings to meet housing need.

- 8.5.4. Additional guidance on business space and a mixed use town centre were also identified as potentially having an uncertain impact on SDO 17, to provide the necessary infrastructure to support existing and future development. Increasing business space and town centre uses will result in more jobs and employment opportunities, this will lead to the increased provision of more local amenities and increase the amount of social infrastructure in the area. However, the increase in the number of people working in or visiting Blackfriars Road could put additional pressure on other infrastructure, such as the transport network and utilities.
- 8.5.5. More taller buildings may have an uncertain impact on the historic environment as the design and location of tall buildings will need to respond to the existing context including considering the significance of heritage assets that may already contribute to an understanding of the existing townscape. However, existing policy in London Plan policy 7.7, Core Strategy policy 12, saved Southwark Plan policy 3.20, as well as the guidance in Blackfriars Road SPD and existing guidance in the Residential Design Standards SPD will ensure that buildings are of an appropriate height and a high quality of design. The criteria within SPD 5 of the Blackfriars Road SPD seeks to ensure that a number of factors are considered when assessing an application for a tall building including ensuring adequate public realm is provided and that proposals sustain, enhance or better reveal heritage assets and their settings. Proposals for tall buildings will also be expected to demonstrate an exemplary standard of design, provide high quality accommodation which significantly exceeds minimum space standards and promote housing choice by providing a mix of unit types. Together existing policies and guidance and the new additional guidance will minimise possible potential uncertain impacts.
- 8.5.6. Increasing the number of taller buildings may also have an uncertain impact of vulnerability to flooding in the area. Tall buildings along Blackfriars Road may mean that there are more people living, working or visiting a flood risk area. However, if no residential development is provided at ground floor level, mitigation measures can be incorporated into the new development to overcome the flood risk to residents.

8.6. Cumulative impacts

- 8.6.1. The SEA Directive requires an assessment of secondary, cumulative, and synergistic effects, which should be incorporated in the SA. Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects (e.g. noise, dust and visual) have a combined effect.
- 8.6.2. Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.
- 8.6.3. The appraisal process has helped to identify the potential cumulative impact of the additional guidance in the SPD. The cumulative impact of the development could result in a minor negative impact in relation to sustainability objective 15, to provide everyone with the

opportunity to live in a decent home. Individually some of the additional guidance scored minor negative impacts but cumulatively the impact of additional development on these sustainability objectives could have a major negative impact if suitable mitigation measures are not applied.

- 8.6.4. It is difficult to assess the extent of such impacts at this stage in the process with the lack of detailed information on individual sites. Providing that suitable mitigation measures are applied to individual proposals it is considered that the potential negative impacts will remain minor and, with the development of new technologies and regulations, could even be reduced further over time. Cumulative impacts may also be positive – for example several minor positive impacts on reducing fear of crime and incidences of crime and promoting social inclusion, equality, diversity and community cohesion can have a major positive impact for the area as a whole.
- 8.6.5. The cumulative impacts of the policies will need to be kept under review through the monitoring process and assessment of planning applications to measure the success of implementing the policies and inform any amendments that may be needed to policies and guidance.

8.7. Proposed mitigation

- 8.7.1. Where the SA identified potential shortcomings of a particular section of the SPD, mitigation measures are proposed to help off-set the negative or uncertain impacts. The proposed guidance on business space, mixed use town centre and built form and heritage gives rise to potential negative and uncertain impacts; however, the guidance in the SPD is intended to mitigate negative impacts. Through considering planning applications for business space, town centre uses and tall buildings alongside the guidance set out in the SPD, we should have a framework for securing more sustainable development, than if we did not have this guidance. Ultimately, the potential impacts on local character and vitality of the area will need to be considered in detail as part of the consideration of planning applications as part of the development management process. Where necessary, further detail on mitigation measures for all of the additional guidance is included in the individual appraisals in Appendix 5.
- 8.7.2. Many of these mitigation measures are policy requirements in either the Core Strategy or Supplementary Planning Documents (SPD). For example, Core Strategy policy 13 sets out the Council's targets for development to minimise their impacts upon climate change, highlighting particular mitigation measures that should be employed as part of developments. The Sustainable Design and Construction SPD contains further advice on this issue.
- 8.7.3. Similarly, other policies in our adopted planning documents will contain guidance that aims to mitigate potential negative impacts of development. For example, further detail on managing the trip generation and traffic arising from new development is provided in the Sustainable Transport SPD, whilst the Residential Design Standards SPD sets out a range of guidance to minimise negative impacts in new residential developments. The impact of tall buildings on the surrounding area will be mitigated through the consideration of design criteria set out in SPD 5 as well as existing guidance set out in core strategy policy 12 and saved Southwark Plan policy 3.20, as well as guidance within the Residential Design Standards SPD.

8.8. Uncertainties and risks

- 8.8.1. The conclusions that were reached by undertaking the SA were a result of qualitative (i.e. subjective) judgement by planning professionals within the Council. Where possible, the quantitative impacts of the additional guidance in the SPD will be considered in the Authority's Monitoring Report.
- 8.8.2. In addition, predicting the outcome of a potentially complex mix of social, economic and

environmental factors is an inherently difficult task to undertake, and can only be undertaken on the basis of the background data that is available. Consequently, there may be some questions about the way some policies were ranked against particular sustainability objectives. However, whilst some individual rankings may possibly be challenged at this level, it is the overall performance of a policy against the Sustainability Framework taken as a whole that is the most important element to consider.

9. Implementation

9.1. Next steps in the preparation of the SPD

SA PRODUCTION STAGE	TIMETABLE
Adoption of the SPD and publication of the final sustainability appraisal report.	January 2014

9.2. How will the SPD be implemented?

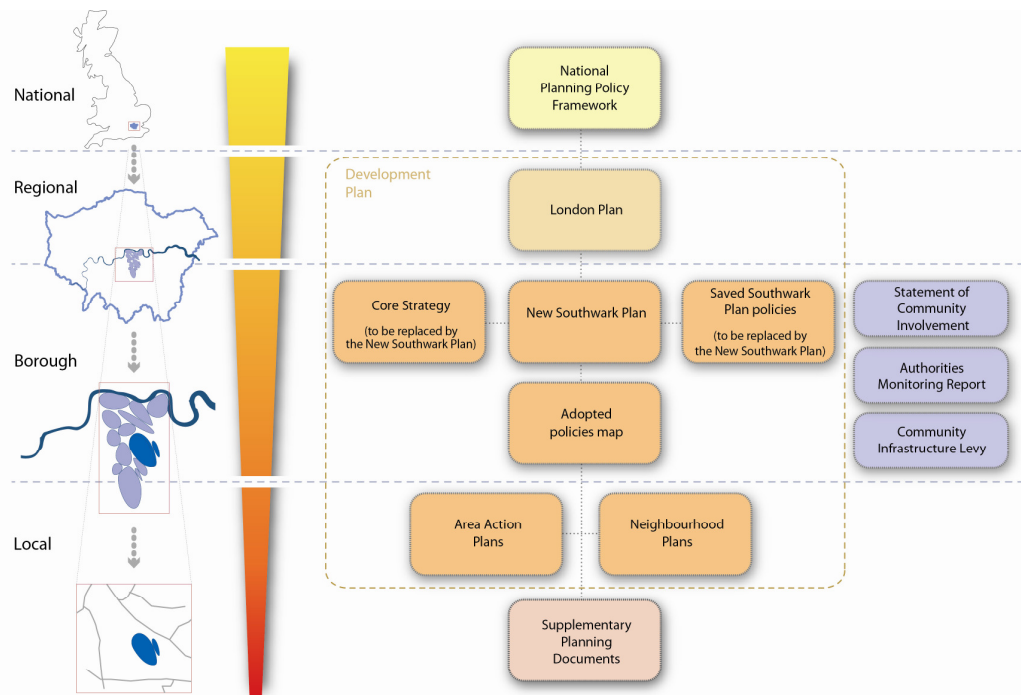
- 9.2.1. The SPD sets our ideas for an emerging vision for the type of place Blackfriars Road should be in the future and sets out additional guidance that will shape development proposals and inform planning applications over the next 15 years. Ultimately, the additional guidance in the SPD will be delivered through the council's development management team when they make recommendations on planning applications in the Blackfriars Road area.
- 9.2.2. Our Statement of Community Involvement (SCI) sets out how and when the community will be involved in preparing planning policy documents and in making decisions on planning applications. The SCI was developed by working with many local people, businesses, voluntary and community organisations, councillors and statutory organisations. The SCI includes: information on different consultation methods; how to overcome barriers to involve different groups and; the consultation process for both planning policy documents and planning applications. Involving the community at the earliest stage possible in the planning process helps to implement development that is wanted and needed by the community
- 9.2.3. We will continue to work in partnership with infrastructure providers, including both internal council departments and external agencies, and with the local community throughout the preparation of the SPD to identify infrastructure required to facilitate the development set out in the plan. Once adopted, these conversations will continue so that we are able to identify the types of new and improved infrastructure that is required over time.
- 9.2.4. We will use s106 planning obligations and Community Infrastructure Levy (CIL) to ensure that infrastructure needed to support development is provided. Planning obligations will only be required where in accordance with the rules that are set out in current legislation. We have an approved s106 Planning Obligations supplementary planning document (2007) which explains our policies in more detail and sets out a series of standard charges to be applied to new development to help deliver new and improved infrastructure. We are currently preparing our CIL charging schedule and we plan to adopt this in 2014. We also plan to adopt an updated S106 SPD in 2014. Rather than negotiating improvements to local infrastructure as part of the process of determining a planning application, the CIL will be a standard charge that is applied to new development as a cost per square metre and will be used to fund new and improved infrastructure, such as transport improvements, schools, open spaces and health facilities.

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

- 9.3.1. The Blackfriars Road SPD will be one of a set of planning documents that collectively guide future development in the borough and are used to determine planning applications. The development plan in Southwark comprises the Core Strategy, saved Southwark Plan, several Area Action Plans for specific areas and also the London Plan. These documents are supported by a number of supplementary planning documents that focus on particular issues or specific areas.
- 9.3.2. An SPD/opportunity area planning framework (OAPF) was adopted for the Elephant and Castle opportunity area in 2012. This document sets out guidance for some of the area that also falls within the southern part of the Blackfriars Road SPD boundary. The Elephant and Castle SPD/OAPF should be read alongside the Blackfriars Road SPD.
- 9.3.3. There are also several specialist documents, such as the Local Development Scheme, which sets out our timetable for producing new planning documents, the Statement of Community Involvement, which sets out how we engage with residents, businesses and other organisations as part of the preparation of new planning policy, and the Authority's Monitoring Report, which monitors policy delivery and whether we are meeting our targets.
- 9.3.4. We have started work on the New Southwark Plan, which will combine and replace the

Core Strategy and saved Southwark Plan. This relationship is set out below and further information is available on our website: www.southwark.gov.uk/planningpolicy

9.3.5. It should be noted that local planning policy is produced in line with national planning guidance set out in the National Planning Policy Framework (NPPF) and, in the case of London, regional guidance in the form of the Mayor’s London Plan. This guidance indicates the broad principles that local policy should adopt. For example, the need to provide further housing as established in guidance means that it would not be possible to have an option of no further housing provision across the borough.



9.4. Proposals for monitoring

9.4.1. It is important that the SPD is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the SPD. The most appropriate way to monitor the SPD is through the Authority’s 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. Where new indicators have been identified, through the SA process, these will be added to the AMR.

9.4.2. We have conducted a thorough review of our monitoring indicators in 2012 to ensure that future AMRs are consistent with the latest guidance, are logical, clear and concise, yet adequately reflect policy delivery, setting out areas where we are performing well and areas that could be improved.

APPENDIX 1

Legal and policy background for sustainability appraisal and development plan documents

Strategic Environment Assessment and Sustainability Appraisal

The Blackfriars Road 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 undergo a Strategic Environmental Assessment (SEA), as part of the sustainability appraisal process.

It should be noted that all of the additional guidance in the Blackfriars Road SPD flows from the Core Strategy policies, which themselves have been subject to a comprehensive sustainability appraisal that incorporated an SEA.

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 Regulation and the Planning and Compulsory Purchase Act 2004 is set out in the Office of the Deputy Prime Minister's (ODPM) Practical Guide to the SEA Directive (September 2005) and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005) respectively.

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

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

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

	The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	Sections 2, 3 and 9
	<p>Consultation:</p> <ul style="list-style-type: none"> • authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). • authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	Section 2 Appendix 3 and 4
	<p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</p> <p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • the plan or programme as adopted; • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9 and 10) 	Section 9
	Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)	Section 9
	Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12).	The Quality Assurance Checklist has been followed

APPENDIX 2

Relevant plans and policies

International

Policy or Plan	Summary of objectives and targets
Kyoto Protocol to the United nations Framework convention on climate change (1997)	<ul style="list-style-type: none">• Limit the emissions of 6 greenhouse gases including: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride.• Reduce greenhouse gas emissions by 5% of 1990 levels by 2008-12.• UK has an agreement to reduce emissions by 12.5% below 1990 levels by 2008/12 and a national goal to a 20% reduction in CO2 emissions below 1990 levels by 2010.
Johannesburg Declaration on Sustainable development	<ul style="list-style-type: none">• Promote the integration of the three components of sustainable development — economic development, social development and environmental protection — as interdependent and mutually reinforcing pillars.• Poverty eradication, changing unsustainable patterns of production and consumption and protecting and managing the natural resource base of economic and social development are overarching objectives of, and essential requirements for, sustainable development.

European

Policy or Plan	Summary of objectives and targets
EU Biodiversity Strategy (1998)	This strategy lays down a general framework for developing community policies and instruments to fulfil the community's obligations under the Rio de Janeiro Convention on Biological Diversity. It is developed around four major themes, with specific objectives being determined and implemented for each by means of action plans.
EU Biodiversity Action Plan (2006)	The EU Biodiversity Action Plan addresses the challenge of integrating biodiversity concerns into other policy sectors in a unified way. It specifies a comprehensive plan of priority actions and outlines the responsibility of community institutions and Member States in relation to each. It also contains indicators to monitor progress and a timetable for evaluations. The European Commission has undertaken to provide annual reporting on progress in delivery of the Biodiversity Action Plan.
European Landscape Convention (ratified by the UK Government in 2006)	<p>The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and planning of all landscapes in Europe. The ELC was signed by the UK government on 24 February 2006, ratified on the 21 November 2006, and became binding on 1 March 2007.</p> <p>The convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies</p>
EU Sixth Environment Action Plan (Sustainable Development Strategy) (2002)	<p>The Sixth EAP identifies four priority areas:</p> <ul style="list-style-type: none"> • Climate change • Nature and biodiversity • Environment and health • Natural resources and waste <p>The Sixth EAP promotes full integration of environmental protection requirements into all community policies and actions and provides the environmental component of the community's strategy for sustainable development. The link is made between environment and European objectives for growth, competitiveness and employment</p>
European Spatial Development Perspective Report (1999)	<ul style="list-style-type: none"> • Limit climate change and increase the use of clean energy • Address threats to public health • Manage natural resources more responsibly • Improve the transport system and land use management • Combat poverty and social exclusion and deal with the economic and social implications of ageing society
EU Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009)	The overall aim of the EU Sustainable Development Strategy is to identify and develop action to enable the EU to achieve a continuous long-term improvement of quality of life through the creation of sustainable communities able to manage and use resources efficiently,

	able to tap the ecological and social innovation potential of the economy and in the end able to ensure prosperity, environmental protection and social cohesion
EU Directives	
Air Quality Framework (EU Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)	Objective is to improve air quality through out Europe by monitoring certain pollutants and set alert thresholds for specific pollutants. The Framework Directive was followed by daughter directives, which set the numerical limit values, or in the case of ozone, target values for each of the identified pollutants. The daughter directives are to harmonise monitoring strategies, measuring methods, calibration and quality assessment methods to arrive at comparable measurements throughout the EU and to provide for good public information
Assessment of the Effects of Certain Public and Private Projects on the Environment (EIA Directive 85/337/EEC)	The Environmental Impact Assessment Directive (EIA) (85/337/EEC) has been in force since 1985 and applies to a wide range of defined public and private projects, which are defined in Annexes I and II. All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, the national authorities have to decide whether an EIA is needed. This is done by the "screening procedure", which determines the effects of projects on the basis of thresholds/criteria or a case by case examination.
Assessment and Management of Environmental Noise (END Directive 2002/49/EC)	The Environmental Noise Directive or END concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation which sets standards for noise emissions from specific sources. The Directive requires: <ul style="list-style-type: none"> • the determination of exposure to environmental noise, through noise mapping • provision of information on environmental noise and its effects on the public • adoption of action plans, based upon noise mapping results, which should be designed to manage noise issues and effects, including noise reduction if necessary • preservation by the member states of environmental noise quality where it is good. The Directive requires mapping and action planning in relation to noise from major roads, major railways, major airports and in agglomerations (large urban areas).
Conservation on Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC)	<ul style="list-style-type: none"> • Conserve fauna and flora and natural habitats of EU importance. • Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats
Conservation of Wild Birds (Directive 79/409/EEC)	The long term protection and conservation of all bird species naturally living in the wild within the European territory of the Member States (except Greenland).
Energy Performance of Buildings (EU Directive 2002/91/EC)	The objective of this Directive is to promote the improvement of the energy performance of buildings within the Community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness considering; This Directive lays down requirements as regards : <ol style="list-style-type: none"> (a) the general framework for the energy performance of buildings; (b) the application of minimum requirements on the energy performance of new buildings; (c) the application of minimum requirements on the energy performance of large existing buildings that are subject to major renovation; (d) energy certification of buildings; and

	(e) regular inspection of boilers and of air-conditioning systems in buildings and in addition an assessment of the heating installations in which boilers are more than 15 years old.
Floods Directive (EU Directive 2007/60/EC)	This Directive requires Member States to assess if all water course and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. This Directive also reinforces the rights of the public to access this information and to have a say in the planning process.
Groundwater Directive (EU Directive 2006/118/EC)	This Directive establishes specific measures as provided for in Article 17(1) and (2) of Directive 2000/60/EC in order to prevent and control groundwater pollution. These measures include in particular: (a) criteria for the assessment of good groundwater chemical status; and (b) criteria for the identification and reversal of significant and sustained upward trends and for the definition of starting points for trend reversals. This Directive also complements the provisions preventing or limiting inputs of pollutants into groundwater already contained in Directive 2000/60/EC, and aims to prevent the deterioration of the status of all bodies of groundwater.
Landfill Directive 1999/31/EC	The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment from the landfilling of waste, by introducing stringent technical requirements for waste and landfills. The Directive is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health.
Promotion of the use of Biofuels or other Renewable Fuels for Transport (EU Directive 2003/30/EC)	Objective to promote the use of bio-fuels or other renewable fuels to replace diesel or petrol for transport purposes in each Member State, with a view to contributing to objectives such as meeting climate change commitments, environmentally friendly security of supply and promoting renewable energy sources
Renewable Energy (EU Directive 2009/28/EC)	The Directive on renewable energy sets ambitious targets for all Member States, such that the EU will reach a 20% share of energy from renewable sources by 2020 and a 10% share of energy specifically in the transport sector. It also improves the legal framework for promoting renewable electricity, requires national action plans that establish pathways for the development of renewable energy sources including bioenergy, creates cooperation mechanisms to help achieve the targets cost effectively and establishes the sustainability criteria for biofuels.
Strategic Environmental Assessment (SEA Directive 2001/42/EC)	Requires the formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. The focus of SEA is environmental effects.
Urban Waste Water Directive (91/271/EEC)	The Council Directive 91/271/EEC concerning urban waste-water treatment was adopted on 21 May 1991. Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors (see Annex III of the Directive) and concerns the collection, treatment and discharge of Domestic waste water, Mixture of waste water and Waste water from certain industrial sectors (see Annex III of the Directive)
Waste Framework Directive 75/442/EEC	To set up a system for the co-ordinated management of waste within the European Community in order to limit waste production. Member states must promote the prevention, recycling and conversion of wastes with a view to their reuse.
Water Framework Directive (EU Directive 2000/60/EC)	<ul style="list-style-type: none"> • The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater • All inland and coastal waters to reach good ecological status by 2015.

- Indicates the importance of applying and developing SUDS policy.

National

Policy or Plan	Summary of objectives and targets
Regulations	
Air Quality Standards Regulations (2010)	<p>These Regulations replace the Air Quality Standards Regulations 2007 implement the following Directives:</p> <p>Directive 2008/50/EC on ambient air quality and cleaner air for Europe (this Directive replaces Council Directive 96/62/EC on ambient air quality assessment and management, Council Directive 1999/30 EC relating to limits for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in ambient air, Council Directive 2000/69/EC relating to limit values for benzene and carbon monoxide in ambient air, Council directive 2002/3/EC relating to ozone in ambient air.) Directive 2004/107/EC relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.</p>
Building Regulations: England and Wales (Part L – Conservation of Fuel and Power, 2010) and (Part G Sanitation, hot water safety and water efficiency, 2010)	<p>Part L – Conservation of fuel and power The legal framework and Approved Documents for Part L (Conservation of fuel and power) were last revised by amendments that came into effect on 1 Oct 2010.</p> <p>Part G (Sanitation, hot water safety and water efficiency) This section covers the technical guidance contained in Part G (Approved Document G) of schedule 1 of the Building Regulations. It covers the requirements with respect to Sanitation, hot water safety and water efficiency.</p>
Community Infrastructure Levy (England) Regulations 2010	<p>The Community Infrastructure Levy (the levy) came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres.</p>
Community Infrastructure Levy (amended) Regulations 2011	<p>Amendments include allowing councils to set their own flexible payment deadlines and offer developers the option to pay the Community Infrastructure Levy by instalments, and removing the £50,000 minimum threshold for payments in kind, so charging authorities can accept a payment in kind in respect of any liability payable to them. Other amendments reduce administrative burdens on councils and developers, and make minor changes to clarify and correct the operation of the regulations.</p>
Climate Change Act (2008)	<p>The Climate Change Act creates a new approach to managing and responding to climate change in the UK, by:</p> <ul style="list-style-type: none"> • setting ambitious, legally binding targets • raking powers to help meet those targets • strengthening the institutional framework • enhancing the UK's ability to adapt to the impact of climate change • establishing clear and regular accountability to the UK Parliament and to the devolved legislatures

Energy Act 2011	The Energy Act provides for some of the key elements of the Coalition's Programme for Government and its first Annual Energy Statement. It is a first step in our legislative programme, and further legislation has been sought to implement, for example, the findings of the Electricity Market Reform Programme. The Act provides for a step change in the provision of energy efficiency measures to homes and businesses, and makes improvements to our framework to enable and secure low-carbon energy supplies and fair competition in the energy markets.
Energy Act 2008	The Energy Act 2008 updates energy legislation to: <ul style="list-style-type: none"> • reflect the availability of new technologies and emerging renewable technologies • correspond with the UK's changing requirements for secure energy supply • protect our environment and the tax payer as the energy market changes
Environmental Assessment of Plans and Programmes regulations 2004	Provides the regulations for the implementation of the Strategic Environmental Assessment Directive (EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts
Environmental Noise (England) Regulations 2006 (as amended)	The regulations transpose the EU Directive 2002/49/EC that relates to the assessment and management of environmental noise.
Equality Act 2010	This act replaced previous anti-discrimination laws with a single act to make the law simpler and to remove inconsistencies. This makes the law easier for people to understand and comply with. The act also strengthened protection in some situations. The act covers nine protected characteristics, which cannot be used as a reason to treat people unfairly. Every person has one or more of the protected characteristics, so the act protects everyone against unfair treatment. The protected characteristics are: <ul style="list-style-type: none"> Age Disability gender reassignment marriage and civil partnership pregnancy and maternity race religion or belief sex sexual orientation
Flood Water Management Act 2010	This Act provides a more comprehensive management of flood risk for people, homes and businesses, protects water supplies to the consumer and helps safeguard community groups from unaffordable rises in surface water drainage charges. The Act introduces into law the concept of flood risk management rather than 'flood defence' and provides the framework for delivery of flood and coastal erosion risk management through national and local risk strategies. The Act establishes a SuDS approving body (SAB). The SAB will have responsibility for the approval of proposed drainage systems in new developments and redevelopments (in accordance with National Standards for Sustainable Drainage). The Act requires Lead Local Flood Authorities (LLFA's) to maintain a register and record important flood risk management strategies and to investigate flooding to determine which authority has responsibility.
Local Government Act 2000	This act received Royal Assent in July 2000 and is made up of three parts:

	<ul style="list-style-type: none"> • Part I introduces a new power for local authorities to promote the economic, social or environmental wellbeing of an area. • Part II requires that all local authorities move away from the traditional committee style of decision making in which all members had a formal decision-making role, to one of four executive models. These are; leader or cabinet, mayor or cabinet, mayor or council manager, or alternative arrangements. • Part III introduces a new ethical framework for councils, including a requirement to adopt a code of conduct for members and implement a standards committee. The general functions of the standards committee are to promote and maintain high standards of conduct within the local authority, and to assist members of the authority to observe the code of conduct.
Local Government White Paper: Strong and Prosperous Communities (2009)	The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people.
Localism Act 2011	An Act to make provision about the functions and procedures of local and certain other authorities; to make provision about the functions of the Commission for Local Administration in England; to enable the recovery of financial sanctions imposed by the Court of Justice of the European Union on the United Kingdom from local and public authorities; to make provision about local government finance; to make provision about town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects; to make provision about social and other housing; to make provision about regeneration in London; and for connected purposes.
Natural Environment and Rural Communities Act (2006)	The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy. The Act was published by Parliament and is accompanied by a set of explanatory notes, a Regulatory Impact Assessment and a policy statement.
Planning and Compulsory Purchase Act (2004)	The Act received Royal Assent on 13 May 2004 and the provisions of the Act were introduced through a series of Commencement Orders and Regulations. The Act strengthened the focus on sustainability, transparency, flexibility and speed. The aim of the Act is to give effect to the Government's policy on the reform of the planning system, the principal features of which are set out in the policy statement Sustainable communities: Delivering through planning which was published on 23 July 2002.
Planning and Energy Act (2008)	This Act allows local councils to set targets in their areas for on-site renewable energy, on-site low carbon electricity and energy efficiency standards in addition to national requirements. It requires developers to source at least 10% of any new building's energy from renewable sources.
Planning Act (2008)	The Planning Act 2008 was granted Royal Assent on 26 November 2008. The Act introduced a new stream-lined system for decisions on applications to build nationally significant infrastructure projects (NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).
Sustainable Communities Act 2007	The Sustainable Communities Act 2007 provides local authorities and local communities with the opportunity to ask central government to devolve more power to them in order to improve the sustainability of their local area.
Sustainable Communities Act (amendment) 2010	This amendment improves the process to allow communities a greater say in how their proposed changes can happen
Town and Country Planning Act (1990)	The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales

The Town and Country Planning (Environmental Impact Assessment) Regulations 2010	The regulations consolidate and update the 1999 Environmental Impact Assessment Regulations, as amended, and explains amendments for screening changes and extensions. It also explains the requirement for the competent authority to provide reasons for screening decisions.
The Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008	These Regulations amend the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1991 so that they apply to applications for subsequent approval of matters under conditions attached to planning permissions.
The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999	These regulations outline the procedure for considering environmental impact when deterring planning permission applications.
The Town and Country Planning (Environmental Assessment and Permitted Development) Regulations 1995	These Regulations are concerned with the further implementation in England and Wales of Council Directive 85/337/EEC.
The Town and Country Planning (Development Management Procedure) (England) Order 2010 (amended)	Replaces the General Development Procedure Order (GDPO) and sets out the procedural framework covering the planning application process.
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010	This order amends the GPDO 1995 to expand the scope of non-domestic permitted development and amend the procedure by which local authorities make Article 4 Directions. It also gives permitted development rights for buildings used as small scale houses in multiple occupation shared by three to six people, to use as dwelling houses, so that specific planning permission is not required.
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008	This order provides permitted development rights for the installation of specified types of microgeneration equipment including solar PV and solar thermal equipment on or within the curtilage of dwelling houses subject to certain criteria.
The Town and Country Planning (General Permitted Development) Order 1995	The main purpose of this Order is to grant planning permission for certain classes of development without any requirement for an application to be made under Part III of the Town and Country Planning Act 1990.
The Town and Country Planning (Local Planning) (England) Regulations 2012	These regulations replaced the Town and Country Planning (Local Development) (England) Regulations and set out procedural guidance on the steps that Local Authorities should take when preparing new planning documents. In particular they set out guidance on the Duty to Cooperate (as set out in the Localism Act 2011) including the range of 'prescribed bodies' that should be engaged with on an ongoing basis as new guidance is produced.

The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005	These rules outline the procedures to be followed for local inquiries into 1) applications for planning permission or 2) the approval of local planning authorities for major developments deemed to have national or regional importance.
The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992	This Regulation gives further detail to the procedure for appeals against enforced planning obligations.
The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010	This amendment introduces a definition of houses in multiple occupation into the Use Classes Order.
The Town and Country Planning (Use Classes) Order	This Order revokes and replaces the Town and Country Planning Order 1972 as amended by the Town and Country Planning Order 1983.
National Planning Policy	
National Planning Policy Framework (2012)	The Government has produced a simple national planning policy framework setting out their priorities for the planning system in England in a single, concise document covering all major forms of development proposals handled by local authorities. All the national planning policies set out in PPSs, MPSs, PPGs and MPGs, have been superseded by the NPPF. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
Draft National Planning Practice Guidance (2013)	On 28 August 2013, the Department for Communities and Local Government (DCLG) launched for testing and comment in Beta its national planning practice guidance web-based resource. The site was open for public testing and comment until 14 October 2013. DCLG are currently considering the comments received on both the content of the draft planning practice guidance, and the usability and functionality of the web-based resource. The site remains in Beta, and the planning practice guidance is in draft form and has not yet been issued by the Secretary of State.
Planning for Town Centres. A practical guide on need, impact and the sequential approach	This guidance aims to help the interpretation of town centre policies set out in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4)
PPS5 Planning for the Historic Environment Practice Guide	The Practice Guide to PPS5 remains in place as guidance to support the NPPF policies on the Historic Environment. It explains how these policies can be implemented and interpreted in the planning process.
PPS10 Planning for sustainable waste management	This Planning Policy Statement replaces Planning Policy Guidance Note 10 (Planning and Waste Management) published in 1999 and forms part of the national waste management plan for the UK
PPS10 Planning for sustainable waste management companion guide	The document is a companion guide to be used alongside PPS10.

Assessing needs and opportunities. A companion guide to PPG17	This Guide reflects the policy objectives for open space, sport and recreation, as set out in PPG17. The long-term outcomes PPG17 aims to deliver are: <ul style="list-style-type: none"> • Networks of accessible, high quality open spaces and sport and recreation facilities, in both urban and rural areas, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable • An appropriate balance between new provision and the enhancement of existing provision • Clarity and reasonable certainty for developers and land owners in relation to the requirements and expectations of local planning authorities in respect of open space and sport and recreation provision
Planning for renewable energy. A companion guide to PPS22	This guide offers practical advice as to how policies in PPS22 Renewable Energy can be implemented on the ground.
PPS25 Development and Flood Risk practice guide	The National Planning Policy Framework (NPPF) contains planning policy on flood risk for most of the planning system. Supporting Technical Guidance has been issued and the associated Practice Guide remains in place until Government replaces it with new web-based Practice Guidance.
Planning Circulars	
Planning Circular 05/10 Changes to Planning Regulations for Dwelling Houses and Houses in Multiple Occupation (2010)	This circular gives guidance on the planning regulations for dwelling houses and houses in multiple occupation. SI 2010/653 amends the UCO in relation to residential properties. It effectively splits the old C3: Dwellinghouses class into two classes C3: Dwellinghouses and C4: Houses in multiple occupation.
Planning Circular 07/09 Protection of World Heritage Sites (2009)	This circular replaces and expands on the guidance in paragraphs 2.22-2.23 and 6.35-6.37 of <i>Planning Policy Guidance 15: Planning and the Historic Environment</i> (PPG15). It gives advice on the level of protection and management needed for World Heritage Sites, and draws attention to recent legislative measures designed to enhance the protection of these sites.
Planning Circular 04/07 Planning for Travelling Show people	This circular provides updated guidance on planning aspects for travelling show people and how local authorities and travelling show people can work together to achieve that aim. The policies in this circular apply throughout England.
Planning Circular 02/07 Planning for the Strategic Road Network	This circular explains how the Highways Agency (the Agency), on behalf of the Secretary of State for Transport, will participate in all stages of the planning process with Government Offices, regional and local planning authorities, local highway/transport authorities, public transport providers and developers to ensure national and regional aims and objectives can be aligned and met.
Planning Circular 01/06 (ODPM) Planning for Gypsy and Traveller Caravan Sites (2006)	This circular provides updated guidance on the planning aspects of finding sites for Gypsies and Travelers and how local authorities and Gypsies and Travelers can work together to achieve that aim
Government Strategies	
Air Quality Strategy (2007)	The Strategy: sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Biodiversity – The UK Action Plan (1994)	The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources. The first lists of Priority Species and Habitats were published by

	Government in 1995 as part of the UK Biodiversity Action Plan (UK BAP). They included over 300 species of which 11 were butterflies and 53 were moths.
Code for Sustainable Homes: Setting the standard in sustainability for new homes (2008)	The Code for Sustainable Homes (the Code) was introduced to improve the overall sustainability of new homes by setting a single national standard within which the home building industry can design and construct homes to higher environmental standards and offers a tool for developers to differentiate themselves within the market. The Code also gives new homebuyers better information about the environmental impact of their new home and its potential running costs.
Conserving Biodiversity – the UK approach (DEFRA 2007)	This statement has been prepared by the UK Biodiversity Standing Committee ¹ on behalf of the UK Biodiversity Partnership. Its purpose is to set out the vision and approach to conserving biodiversity within the UK's devolved framework for anyone with a policy interest in biodiversity conservation. It sets out an approach to biodiversity conservation that is designed not only to meet the commitment to halt the loss of biodiversity by 2010, but to guide action well into the second decade of the 21st century at a time when the challenges faced by the natural environment are great.
Department of Health Public Health Strategy – healthy lives, healthy people (July 2011)	This policy statement sets out the progress the government has made in developing the new public health system. In doing so the paper sets out how the government expect the reformed public health system to work including: <ul style="list-style-type: none"> • clarifying the role of local authorities and the Director of Public Health in health improvement, health protection and population healthcare; • proposals for who is responsible for commissioning the different public health services; • the mandatory services local authorities will be required to provide; • the grant conditions we expect to place on the local authority public health grant; • establishing Public Health England as an Executive Agency to provide greater operational independence within a structure that is clearly accountable to the Secretary of State for Health; • clear principles for emergency preparedness, resilience and response.
Departments of Health and Transport- Active Travel Strategy 2010	The Department of Health and Department for Transport jointly published a new Active Travel Strategy. The strategy highlights plans to put walking and cycling at the heart of local transport and public health strategies over the next decade. The guiding principles for the strategy are that walking and cycling should be everyday ways of getting around – not just for their own sake but also because of what they can do to improve public health, tackle congestion, reduce carbon emissions and improve the local environment
Heat and Energy Saving Strategy (2009) (Draft)	The Heat and Energy Saving Strategy will help formulate a successful strategy for national and local government to help people individually and as a part of their community, to heat and power their homes and businesses.
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)	This cross-government strategy is the first step in a sustained programme to support people to maintain a healthy weight. It will be followed by a public annual report that assesses progress, looks at the latest evidence and trends, and makes recommendations for further action.
National Institute for Health and Clinical Excellence (NICE): Prevention of Cardiovascular disease at the population level	The guidance is for government, the NHS, local authorities, industry and all those whose actions influence the population's cardiovascular health (that is, can help keep people's hearts healthy and prevent strokes). The guidance comprises two sets of recommendations aimed at national policy makers and local practitioners respectively. Recommendations 1 to 12 outline a national framework for action. They break new ground for NICE by focusing on legislative, regulatory and voluntary changes – including further development of existing policies. Topics covered include:

	<ul style="list-style-type: none"> • How to reduce the nation's consumption of salt, saturated fats and trans fats • How to ensure food marketing and promotions aimed at children and young people do not encourage them to consume high levels of salt, saturated fats and trans fats • Commercial interests • Food product labelling • The European Union's common agricultural policy • Public sector catering guidelines • Advice on take-aways and other food outlets.
National Institute for Health and Clinical Excellence (NICE): Preventing unintentional injuries among children and young people aged under 15: road design and modification	<p>This is one of three pieces of NICE guidance published in November 2010 on how to prevent unintentional injuries among under-15s. A second publication covers unintentional injuries in the home and a third covers strategies, regulation, enforcement, surveillance and workforce development. The guidance covers 20 mph limits, 20mph zones and engineering measures to reduce speed or make routes safer. The recommendations include advice on:</p> <ul style="list-style-type: none"> • How health professionals and local highways authorities can coordinate work to make the road environment safer. • Introducing engineering measures to reduce vehicle speeds, in line with Department for Transport guidance. • Making routes commonly used by children and young people safer. This includes routes to schools and parks.
National Institute for Health and Clinical Excellence (NICE): Promoting physical activity: active play and sport for pre-school and school-age children and young people in family, pre-school, school and community settings	<p>This guidance is for all those who are involved in promoting physical activity among children and young people, including parents and carers. The NICE recommendations give advice on:</p> <ul style="list-style-type: none"> • how to promote the benefits of physical activity and encourage participation • high level strategic planning • the importance of consultation with children and young people and how to set about it • planning and providing spaces, facilities and opportunities • training people to run programmes and activities • how to promote physically active travel such as cycling and walking.
National Institute for Health and Clinical Excellence (NICE): Promotion and creation of physical environments that support increased levels of physical activity	<p>This guidance offers the first evidence-based recommendations on how to improve the physical environment to encourage physical activity. It is for NHS and other professionals who have responsibility for the built or natural environment. This includes local transport authorities, transport planners, those working in local authorities and the education, community, voluntary and private sectors. The seven recommendations cover strategy, policy and plans, transport, public open spaces, buildings and schools. They include:</p> <ul style="list-style-type: none"> • Ensure planning applications for new developments always prioritise the need for people (including those whose mobility is impaired) to be physically active as a routine part of their daily life. • Ensure pedestrians, cyclists and users of other modes of transport that involve physical activity are given the highest priority when developing or maintaining streets and roads. • Plan and provide a comprehensive network of routes for walking, cycling and using other modes of transport involving physical activity.
Natural England's – England Biodiversity (2002)	<p>England Biodiversity Strategy was published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to</p>

	<p>everybody's quality of life and wellbeing. The Strategy has five themes:</p> <ul style="list-style-type: none"> • Protecting the best wildlife sites. • Promoting the recovery of declining species and habitats. • Embedding biodiversity in all sectors of policy and decision making. • Enthusing people • Developing the evidence base. <p>An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of conserving England's biodiversity is how the status of priority species and habitats is changing</p>
Noise Policy Statement for England (DEFRA 2010)	This statement sets out the long term vision of Government noise policy, which is to promote good health and a good quality of life through the management of noise within the context of Government policy on sustainable development. The policy seeks to make explicit the implicit underlying principles and aims regarding noise management and control that are to be found in existing policy documents, legislation and guidance.
Planning for Growth (2011)	The Government's strategy that established the need for planning reforms in order to facilitate more sustainable economic growth and the creation of new jobs. The strategy asserts that local planning authorities should consider favourably development proposals that promote enterprise and facilitate housing, economic or other forms of sustainable development.
Strategic Review of Health Inequalities in England Post 2010 (The Marmot Review)	<p>In November 2008, Professor Sir Michael Marmot was asked by the Secretary of State for Health to chair an independent review to propose the most effective evidence-based strategies for reducing health inequalities in England from 2010. The strategy will include policies and interventions that address the social determinants of health inequalities.</p> <p>The Review had four tasks</p> <ol style="list-style-type: none"> 1 Identify, for the health inequalities challenge facing England, the evidence most relevant to underpinning future policy and action 2 Show how this evidence could be translated into practice 3 Advise on possible objectives and measures, building on the experience of the current PSA target on infant mortality and life expectancy 4 Publish a report of the Review's work that will contribute to the development of a post- 2010 health inequalities strategy
Sustainable Construction Strategy (2008)	<p>This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by:</p> <ul style="list-style-type: none"> • Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability; • Setting and committing to higher standards to help achieve sustainability in specific areas; • Making specific commitments by industry and Government to take the sustainable construction agenda forward
UK Climate Change Programme (2006)	This Climate Change Programme seeks to ensure that the UK can make real progress by 2020 towards the long-term goal to reduce carbon dioxide emissions by 60 percent by 2050. The package of existing and new policy measures in the Programme are projected to reduce carbon dioxide emissions to 15-18 per cent below 1990 levels – the new measures saving 12 million tonnes of carbon by 2010.
UK Low Carbon Transition Plan (2009)	The low carbon transition plan sets out how the government is to meet its binding carbon budget – an 18% cut in emissions on 2008 levels by 2020 (34% on 1990 levels). It also allocated individual carbon budgets for the major UK government departments, which are expected to produce their own plans.

UK Renewable Energy Strategy (2009)	<p>The Renewable Energy Strategy sets a path towards increasing UK generation of renewable projects. It sets out the actions the Government are taking to ensure the targets of producing 15% of UK energy needs from renewable energy sources by 2020 are met. To achieve this the strategy calls for;</p> <ul style="list-style-type: none"> • 30% of electricity supply to come from renewable sources, including 2% from micro-generation • 12% of heat supply to come from renewable sources • 10% of transport supply from renewable sources
UK Sustainable Procurement Action Plan (2007)	<p>The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government which will strengthen delivery of these targets.</p>
Water Strategy - Future Water: The Government's Water Strategy for England (2008)	<p>The overarching aim of the Water Strategy is to improve standards of service and quality, through sustainable water management, whilst achieving a balance between environmental impacts, water quality of surface and ground waters, supply and demand, and social and economic effects.</p> <p>The intermediate outcomes are:</p> <ul style="list-style-type: none"> • No deterioration in water quality in the environment, aiming for improvement to good ecological status by 2015, and improved biodiversity and ecology with increased value from sustainable recreation • Climate change mitigation and adaptation • Sustainable use of water resources with no essential supply interruptions during drought • High levels of drinking water quality • Fair, affordable and cost-reflective charges
Waste Strategy (2007)	<p>This new strategy builds on Waste Strategy 2000 (WS2000) and the progress since then but aims for greater ambition by addressing the key challenges for the future through additional steps.</p> <p>The Government's key objectives are to:</p> <ul style="list-style-type: none"> • decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; • meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; • increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; • secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and • get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
Guidance and Other Reference Documents	
A Practical Guide to the Strategic Environmental Assessment Directive (2005)	<p>Practical guidance, published in September 2005, on applying European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".</p>
By Design – Urban design in the	<p>The aim of this guide is to promote high standards in urban design. The central message is that careful assessments of places, well-drafted</p>

planning system: towards better practice. DETR / CABE (2000)	policies, well-designed proposals, robust decision-making and a collaborative approach are needed if better places are to be created.
BREEAM (Building Research Establishment Environmental Assessment Method) (2008)	BREEAM addresses wide-ranging environmental and sustainability issues and enables developers and designers to prove the environmental credentials of their buildings. It uses a straightforward scoring system that is transparent, easy to understand and supported by evidence-based research; has a positive influence on the design, construction and management of buildings and sets and maintains a robust technical standard with rigorous quality assurance and certification
CABE: From Grey to Green (2009)	This document provides fresh ideas and evidence, showing how we could design and manage places in radically different ways
CABE: Sustainable Places	Sustainable Places gives expert advice on planning, designing and managing a sustainable place. It includes clear priorities for action alongside expert advice on effective leadership for your neighbourhood, town or city.
Department of Health: Next Step Review: High Quality Care for All (2008)	High Quality Care for All sets a new foundation for a health service that empowers staff and gives patients choice. It ensures that health care will be personalised and fair, include the most effective treatments within a safe system, and help patients to stay healthy.
Environment Agency - Creating a better place. Our corporate strategy (2010-2015)	This strategy sets out the Environment Agency's aims for the period to 2015 and describes the role they will play in being part of the solution to the environmental challenges society faces. It sets out how the EA will continue to review their priorities and ways of working to ensure value for money whilst creating a better place for people and the environment.
Environment Agency – Climate Change, adapting for tomorrow (2009)	This report shows how the Environment Agency are working, often in partnership with others, to help communities and businesses adapt, while still protecting the natural environment.
Environment Agency – Building a better environment. A guide for developers (2006)	This guide provides advice on making sure development contributes to the long-term environmental quality of our country. The guide gives practical advice on each of the environmental issues that may affect a site. This ranges from how you can reduce flood risk through to creating quality green space in your development. It gives pointers for building sustainable, cost-effective homes, helping create an environment in which people will really want to live. It also provides examples of sites where this good practice has already been applied.
Environment Agency State of Environment Report for Southwark (2010)	This report provides a snapshot of the environment in the London Borough of Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people's experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the boroughs and the health of their environment.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment. This includes historic buildings, areas and their setting; archaeology; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the areas local distinctiveness. The document is used when considering heritage values, how to assess their significance and manage successful change in the historic environment.
English Heritage, Guidance on	This guidance focuses on SEA/SA for development plans, building on existing Government advice; it is equally applicable to the preparation of

Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010)	SEAs for other types of documents, such as Local Transport Plans and Water Resource Management Plans.
English Heritage, Guidance on retail development in historic areas (2005)	This report pools the experience of English Heritage and the retail development industry, drawing on advice from ODPM, CABE, the English Historic Towns Forum (EHTF) and others. Its purpose is to set out guidelines for achieving high quality new retail development in historic areas.
English Indices of Deprivation 2010	The Index of Multiple Deprivation 2010 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.
Guidance on Tall Buildings CABE and English Heritage (2007)	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 issues are making sure that tall buildings of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.
Model Procedures for the Management of Contaminated Land- Environment Agency.	The Model Procedures for the Management of Land Contamination, CLR 11, have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.
Natural England: A Natural Development (2009)	The Natural Development Project launched on 3 November 2009 to demonstrate how both large and small scale development can incorporate green infrastructure in practice. Natural England and key players in the development sector formed a partnership to understand how to value, design and create quality green infrastructure. The partnership aims to demonstrate how – at different scales and locations – the contribution of the natural environment in regeneration can move from that of traditional landscaping to one of providing vital spaces for people, wildlife, health, wellbeing, and climate change adaptation. The Natural Development project will provide a focus for our engagement with real sites and enable us to practically demonstrate positive planning with developers. It will work to highlight opportunities and overcome barriers to success and enable sharing of best practice to support the mainstreaming of green infrastructure in development and regeneration. Over the coming months and years the project will collect and share: Case Studies, focusing on a range of sites – initially in the Thames Gateway, and widening out as the project progresses. Commentary on problems, opportunities, and issues for large and small scale developments. Technical information relating to our work with developers across the country.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment.

English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010)	This guidance focuses on SEA/SA for development plans, building on existing Government advice, it is equally applicable to the preparation of SEAs for other types of documents, such as Local Transport Plans and Water Resource Management Plans.
Guidance on Tall Buildings CABI and English Heritage (2007)	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 issues are making sure that tall buildings of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.
Guidance on producing Preliminary Flood Risk Assessments	This Guidance provides information to help Lead Local Flood Authorities, which are County and Unitary Authorities to meet duties to prepare Preliminary Flood Risk Assessments, as required by the Flood Risk Regulations 2009 (the Flood Risk Regulations http://publications.environment-agency.gov.uk/pdf/GEHO0410BSLS-E-E.pdf)
Conservation Bulletin 47: Characterisation, English Heritage (2005)	A bulletin that explores the subject of characterisation and sets out some examples of studies of local character.
Understanding Place: Historic Area Assessments in a Planning and Development Context, English Heritage (2010)	Sets out guidance for undertaking Historic Area Assessments to inform plan making and development management.
Understanding Place Historic Area Assessments: Principles and Practice, English Heritage (2010)	Sets out guidance for how to undertake assessments for historic areas in order to produce a Historic Area Assessment.
Valuing Places: Good Practice in Conservation Areas, English Heritage (2011)	Sets out a series of exemplary case studies for managing change in the historic environment.
The Setting of Heritage Assets, English Heritage (2011)	Sets out guidance for managing change within the settings of heritage assets.
Seeing The History In The View: A Method For Assessing Heritage Significance Within Views, English Heritage (2011)	Sets out a method for understanding and assessing heritage significance of views.

Strategic Environmental Assessment and Climate Change: Guidance for Practitioners	This guidance suggests how climate change issues can be considered in SEA in England & Wales. The original guidance was launched in 2004, and this revised version has been updated in 2007 and compliments advice set out in UK Practical Guide to the SEA Directive. The guidance provides practical guidance on ways SEA can consider climate change and should be applied to Waste Management Strategy. The guidance is available at: http://www.environment-agency.gov.uk/commondata/acrobat/seaccjune07_1797458.pdf
Understanding Place: Character and context in local planning, English Heritage (2011)	Sets out case studies for how historic characterisation can be used to inform plan making and development management decisions.
Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)	Sets out guidance for managing change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management.
Good Practice for Local Listing Consultation Draft, English Heritage (2011)	Sets out best practice guidance for identifying buildings and structures suitable for local listing and for managing the list.
Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, ICOMOS (2010)	Sets out guidance for producing Heritage Impact Assessments for World Heritage Sites in order to evaluate the impact of potential development on the Outstanding Universal Value. This may also provide a guide for assessing general impact of development on heritage assets and their settings.
The voluntary Code of Practice (CoP) (Definition of Waste: Development Industry Code of Practice)	Produced by industry it provides a framework for determining whether or not excavated material used in land development is waste. The CoP sets out good practice for the development industry to use when assessing: If materials are classified as waste or not; and determining when treated waste can cease to be waste for a particular use. It also describes an auditable system to demonstrate that the Code of Practice has been adhered to on a site by site basis. http://www.environment-agency.gov.uk/static/documents/Leisure/PS006.pdf http://www.nhbc.co.uk/Productsandservices/ConsultancyandTesting/LandQualityEndorsement/documents/filedownload,43703,en.pdf

Regional

Policy or Plan	Summary of objectives and targets
Air Quality	

Air Quality Strategy (2010)	This strategy sets out a framework for delivering improvements to London's air quality and includes measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues. Over the last few years, a number of innovative measures have been introduced to help improve air quality in London. Nevertheless, air pollution remains a problem in the capital, as is clear from the fact that European Union targets for air quality standards that were intended to be met in 2004 and 2005 have still not been achieved.
The control of dust and emissions from construction and demolition - Best Practice Guidance (2006)	The GLA and London Councils have produced 'Best Practice Guidance' to control dust and emissions from construction and demolition. The Guidance will be used to inform the planning process within London boroughs; assisting developers in understanding the methods available to them and what London boroughs might expect. The Guidance will be reviewed regularly, in order to update new best practice in dust and emissions management.
Accessibility and Equity	
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.
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)	<p>This SPG:</p> <ul style="list-style-type: none"> • provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan which relate to equalities issues and addressing the needs of London's diverse communities; • sets out some of the tools for promoting equality and diversity in planning processes; • highlights the spatial impacts of wider socio-economic issues such as poverty and discrimination in the planning context; • sets out overarching principles and the key spatial issues for planning for equality; and examines in greater detail the spatial needs of London's diverse communities and identifies how spatial planning can be used to try and address these
Culture	
Mayor's Cultural Strategy (2010)	The Mayor's Cultural Strategy sets out his vision, priorities and recommendations for how to strengthen the cultural life of Londoners across the capital. It recognises the significance of the cultural and creative sectors in making London a successful world city, and puts forward a case for its continued support and investment – particularly in the run up to the 2012 Olympics and the opportunity it presents for London to undertake a step change in cultural activity and participation.
Economy	
Mayor's draft Town Centre SPG (2013)	The Mayor's Draft Town Centres SPG provides guidance on the implementation of London Plan Policy 2.15 Town centres and its associated Annex, and of other policies in the Plan with specific reference to town centre development and management. In particular the SPG includes guidance to promote the vitality and viability of London's town centres, including neighbourhood and local centres. This includes supporting a vibrant mix of uses in town centres including retailing, leisure, culture, tourism, business, social infrastructure and housing and accommodating growth in demand for new town centre floorspace within centres or in well integrated edge of centre sites. It also addresses quality issues in town centre such as safety, access, design, diversity and sustainability and also the location and scale of development.
Mayor's Economic Development Strategy	The Mayor's vision is for London to be the best big city in the world. The Economic Development Strategy sets out this vision with

(2010)	respect to the London economy, and how it can be realised. The Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games.
GLA Economics- Evidence Base (2009)	The latest Economic Evidence Base document supports the public consultation drafts of the three Mayoral strategies currently being revised: the London Plan, the Economic Development Strategy and the Transport Strategy.
GLA Economics- Working Paper 39 – Borough Employment Projections to 2031 (2009)	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
GLA Economics- Working Paper 38 – Employment Projections for London by sector	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
Technical paper 1: London employment sites database (2009)	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
Technical paper 2: Accessibility-based employment projections (2009)	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
London Office Policy Review (2012)	The London Office Policy Review 2012 is the most recent in a series of independent reviews of office market trends commissioned by the GLA. It includes monitoring benchmarks and associated time series data to illustrate key trends and market relationships and their bearing on policy. LOPR 2012 includes: A review of office-based employment projections and office floor space need estimates to inform future alterations to the London Plan. An assessment of the impact of recent economic events on different parts of the London office market, and those which might be anticipated in the future. A review of London Plan town centre office development guidelines and associated policy proposals. Consideration of the potential for conversion of surplus office space to other uses, especially residential, in different parts of London.
Land for Industry and Transport Supplementary Planning Guidance (2012)	The importance of integrating transport and industrial development is recognised in this document, with particular reference to improving linkages between rail connectivity and major distribution locations. Although significant growth is projected in London over the plan period, the SPG asserts that London's economy is undergoing a structural change, with a decline in traditional manufacturing and an increase of other industrial sectors, such as warehousing, logistics and utilities. The role of the SPG is set out guidance for boroughs to manage the changing demand for industrial land and land for transport as a result of these changes. It also provides guidance for freight requirements for Storage and Distribution functions.
GLA Hotel Demand Study (2006)	This study tests the hotel demand assumptions used in the 2004 London Plan to inform the draft alterations to the plan. It adds a finer grained geographic dimension which will help develop sub regional and more local monitoring benchmarks.
Energy and Climate Change	
Climate Change Adaption Strategy for	The Mayor's Climate Change Adaptation Strategy:

London (2010)	<ul style="list-style-type: none"> identifies who and what is most at risk today analyses how climate change will change the risk of flood, drought and heatwave through the century describes what action is needed to manage this and who is responsible for it. <p>The key actions proposed in the strategy are:</p> <ul style="list-style-type: none"> To improve our understanding and management of surface water flood risk An urban greening programme to increase the quality and quantity of greenspace and vegetation in London – this will buffer us from floods and hot weather To retro-fit up to 1.2m homes by 2015 to improve the water and energy efficiency of London homes
Climate Change Mitigation and Energy Strategy (2011)	This Strategy has a positive message on targets. It shows that if all the existing policies and programmes that are already in train – whether at national or local level – actually deliver as promised, we will be able to get very close to London’s ambitious CO2 reduction target of 60 per cent against 1990 levels. The Strategy also identifies the further measures needed to close the gap.
Green Light to Clean Power. The Mayor’s Energy Strategy (2004)	<p>The Strategy’s specific aims are:</p> <ul style="list-style-type: none"> Reducing London’s contribution to climate change by minimising emissions of carbon dioxide from all sectors (commercial, domestic, industrial and transport) through energy efficiency, combined heat and power, renewable energy and hydrogen. Helping to eradicate fuel poverty by giving Londoners, particularly the most vulnerable groups, access to affordable warmth. Contributing to London’s economy by increasing job opportunities and innovation in delivering sustainable energy, and improving London’s housing and other building stock. <p>The aim is to change energy provision and use by 2050 with a key target of CO₂ 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.</p>
Flood Risk	
Thames Region Catchment Flood Management Plan, 2009	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.
Regional Flood Risk Appraisal (2009)	In June 2007 the Mayor published the draft Regional Flood Risk Appraisal (RFRA) for the London Plan, for public consultation. The RFRA examines the nature and implication of flood risk in London and how the risk should be managed.
Health	
The London Health Inequalities Strategy (2010)	The strategy sets out the Mayor’s framework to reduce health inequalities in the capital. Key aims of the strategy include encouraging physical activity, supporting long-term investment to reduce poverty, improving access to primary care and NHS services, supporting individuals to make healthier choices and promoting well being in the workplace.
NHS London: Strategic Plan (2008)	A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services.
Healthcare for London: A Framework for	Healthcare for London: A Framework for Action presents a powerful vision of how different healthcare in London could be – safer, more

Action (2007)	accessible, higher quality – and of how much healthier Londoners could become. Its recommendations include innovation and challenge in equal measure.
Heritage	
English Heritage's Heritage at Risk- London 2010	The Register identifies which heritage assets are at risk from development pressures, neglect or decay. It also monitors the changing condition of assets in order to help us prioritise where resources and expertise can best be deployed to resolve the problems. It also includes listed buildings and scheduled monuments, Conservation Areas, Registered Parks and gardens.
Housing	
London Housing Strategy (2010)	<p>London's first statutory housing strategy was published on 27 February 2010, embodying the Mayor's vision for housing in London to:</p> <ul style="list-style-type: none"> • Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families and by increasing opportunities for home ownership through the new First Steps housing programme; • Improve homes and transform neighbourhoods: by improving design quality, by greening homes, by promoting successful, strong and mixed communities and by tackling empty homes; • Maximise delivery and optimise value for money: by creating a new architecture for delivery, by developing new investment models and by promoting new delivery mechanisms.
GLA Housing Design Guide 2010 Interim edition (2010)	The new 'interim edition' of the London Housing Design Guide sets out the Mayor of London's aspirations for the design of new housing in the capital. The Mayor is committed not just to delivering more homes in London, but also to improving the quality of our homes. The London Development Agency has published the new London Housing Design Guide, which sets a new benchmark for housing design in London. All housing built on London Development Agency land is expected to meet these standards. The standards will also start to be applied to housing schemes applying for funding from the London Homes and Communities Agency from April 2011.
South East London Student Sub Report, Strategic Housing Market Assessment (2009)	This document is the one of the sub-group reports for South East London. Other sub-group reports include an analysis of the circumstances and housing requirements of older people, people with support needs, young people, families, Black and Minority Ethnic groups, migrant workers, public sector workers, the private rented sector, Low Cost Home Ownership, intermediate housing, low earners and Gypsies and Travellers.
South East London Housing Market Assessment (2009) and sub reports	<p>Opinion Research Services (ORS) was commissioned by local authorities in South East London to undertake housing requirements studies in each borough and a strategic housing market assessment for the sub region.</p> <p>The local authorities involved in the project are Bexley, Bromley, Greenwich, Lewisham and Southwark. A SHMA is a framework that local authorities and regional bodies can follow to develop a good understanding of how housing markets operate. It promotes an approach to assessing housing need and demand which can inform the development of local development document and regional spatial strategy planning for housing policies, as set out in planning policy statement 3: housing (PPS3).</p>
GLA 2008 Round Population Projections	Detailed ward level population projections to support the London Plan. Incorporating housing provision targets as outlined in the consultations draft of the revised London Plan
London Student Housing Requirements Study (2007)	BBP Regeneration, SQW Ltd., Tribal Consulting, and Opinion Research Services undertook a study in 2006 to assess the impact that growth in the Higher Education (HE) sector may have on housing requirements and housing markets in Greater London. The primary aim of this research was to inform the implementation of London Plan and borough policy. The study incorporates a policy review, an

	analysis of baseline data on London's student population and student accommodation, and primary research. The data has been used to help forecast future student population growth and accommodation needs and the potential impact of the HE sector on London's economy, followed by a number of recommendations.
Housing Mayor's Supplementary Planning Guidance (2012)	The SPG provides guidance on how to implement the housing policies in the 2011 London Plan (LP). It is divided into 7 sections which provide guidance on supply, demand, design, density, mix, mixed use, choice and quality.
Infrastructure	
Central London Infrastructure Study (2009)	The study aims to provide a strategic understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area. This analysis allows Central London Forward to build a robust case for additional infrastructure investment for Central London to achieve sustainable growth up to 2026. In particular, as well as offering local authority level information and analysis, the report provides evidence of sub-regional issues and opportunities, encouraging joint solutions wherever appropriate. This study also identifies existing gaps and shortfalls in infrastructure provision.
Community Infrastructure Charging Schedule – Mayor of London (2012)	Sets out the level of charge that will apply to certain types of new development across London in order to deliver the Crossrail programme.
London Plan	
London Plan (July 2011)	<p>The London Plan describes an integrated economic, social, environmental and transport framework for the development of London over the next 20-25 years. London boroughs' local plans need to work within this larger structure and its policies guide decisions on planning applications by councils and the Mayor. The new London Plan policies deal with:</p> <ul style="list-style-type: none"> • quality of life issues in particular places within London – particularly those on the 2012 Games and their legacy, outer London, inner London, the Central Activities Zone, regeneration areas, town centres and green infrastructure • ensuring equal life chances for all, improving and addressing health inequalities, ensuring an adequate supply of good quality homes for all Londoners and sufficient social infrastructure • ensuring and developing a London economy that provides jobs, goods and services Londoners need – including those on developing the economy, arts, culture and entertainment, retail, town centres and small shops, encouraging a connected economy, and improving opportunities for all • mitigating the scale of future climate change, adapting to the change that is now inevitable and, as part of this, ensuring high water quality and sufficient water supply and wastewater infrastructure • providing a transport network enabling easy access to jobs, opportunities and facilities while mitigating adverse environmental and other impacts in • supporting a high quality urban living space – including building neighbourhoods and communities, inclusive environments, high quality built environments (7.3-7.7), protection of London's heritage, air and noise pollution, protection and enhancement of open and natural environments and of the Blue Ribbon Network of waterways

	<ul style="list-style-type: none"> • strategic priorities for use of the planning system to secure infrastructure and other benefits to support improving quality of life • Monitoring and Review
London Plan Revised Early Minor Alterations.	<p>The Mayor of London adopted the new London Plan in July 2011. Within the adopted London Plan, it was acknowledged that the Mayor would be consulting on early minor alterations to some of the policies.</p> <p>The Mayor has since prepared updates to the London Plan through his Revised Early Minor Alterations (REMAs). The main alterations are regarding affordable housing. An Examination in Public was held in November/December 2012 and the Inspector's report was published in Summer 2013. The Mayor has since announced his intention to adopt the REMAs but a number of London boroughs, including Southwark have are in the process of judicially reviewing the REMAs.</p>
Noise	
London Agglomeration Noise Action Plan (2010)	The purpose of the Noise Action Plan is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008.
Sounder City: The Mayors Ambient Noise Strategy (2004)	<p>The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practices and technology within a sustainable development framework.</p> <p>Three key issues are:</p> <ol style="list-style-type: none"> 1. Securing good noise reducing road surfaces 2. Securing a night aircraft ban across London 3. Reducing noise through better planning and design of new housing
Open Space and Biodiversity	
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)	The document details the Mayor's vision for protecting and conserving London's natural open spaces. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The strategy is an important step in establishing a London-wide framework for maintaining London's diversity of wildlife.
Environment Agency Green roof Toolkit	<p>Environment Agency on-line toolkit which sets out guidance for site specific opportunities, green roof design and technical assessment</p> <p>The vision is that developers will promote the use of green roofs to:</p> <ul style="list-style-type: none"> • create a better and more sustainable London • deliver better quality places to live and work • create a low-carbon city • adapt to and mitigate the effects of climate change
Forestry Commission – The case for trees	This document aims to inspire people involved in planning policy and practice to become champions and advocates for trees.

(2010)	
London Trees and Woodland Framework (2005)	<p>The London Trees and Woodland Framework is part of the Environment Strategy of the Greater London Authority. It was launched on the 23rd March 2005 and is the result of a broad partnership of London-wide bodies headed by the Forestry Commission and the GLA.</p> <p>Chapter 2 describes the current status of trees and woodlands in London Chapter 3 provides the national and London policy context Chapter 4 sets out the Framework. It puts forward key aims and objectives for trees and woodlands in London to realise their contribution to the natural, built and managed environment, people, and the economy Chapter 5 provides detailed proposals on how the Framework should be turned into action</p>
Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)	<p>This SPG aims to help those involved in planning local neighbourhoods to engage with young Londoners to deliver real improvements in the quality of play spaces. The Mayor wants to see a child-friendly London with inclusive, accessible, and safe play spaces that allow all young Londoners to engage in fun, positive, and healthy play and recreation in their own communities and throughout London. The 2012 SPG adds further guidance to the previous 2008 SPG, in particular expanding on the concept of lifetime neighbourhoods.</p>
Sustainability	
Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)	<p>London Plan Policy 4B.6 relates to sustainable design and construction and sets the context for this SPG. The SPG provides guidance on the way that the seven measures identified in the policy can be implemented to meet the London Plan objectives and therefore the SPG is structured around these seven factors.</p>
Adapting to Climate Change: A checklist for development (2005)	<p>This guidance on designing developments in a changing climate was published by the Greater London Authority. 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>
Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)	<p>This Framework has been developed by the London Sustainable Development Commission, appointed by the Mayor in May 2002 to advise on sustainability issues in the capital. It is the first Sustainable Development Framework for London. It sets out a Vision for the capital and a set of objectives to guide decision making.</p> <p>The Framework should be used to:</p> <ul style="list-style-type: none"> -provide the context for policy development and decision-making; -undertake sustainability appraisals of projects, plans and strategies; -monitor progress towards a more sustainable city
Sustainable Communities Plan for London: Building for the Future (2003)	<p>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.</p>
Transport	
Mayor's Transport Strategy (2010)	<p>The Mayor's Transport Strategy is a statutory document, developed alongside the London Plan and Economic Development Strategy as part of a strategic policy framework to support and shape the economic and social development of London over the next 20 years. It sets out the Mayor's transport vision and describes how Transport for London (TfL) and its partners, including the London boroughs,</p>

	<p>will deliver that vision. Six goals set out how the overarching vision should be implemented. The transport strategy should:</p> <ul style="list-style-type: none"> • Support economic development and population growth • Enhance the quality of life for all Londoners • Improve the safety and security of all Londoners • Improve transport opportunities for all Londoners • Reduce transport's contribution to climate change and improve its resilience • Support delivery of the London 2012 Olympic and Paralympic Games and its legacy
London Cycle Network Plus Annual Report 2008/2009	This report is a record of activity for the London Cycle Network plus (LCN+) project during the 2007/08 financial year. The LCN+ is a planned 900km network of radial and orbital cycle routes across London, involving borough roads, the Transport for London Road Network (TLRN) and off-highway segments. The project seeks to provide a network of quality cycling facilities across the city, and in doing so encourage more Londoners to cycle
Views	
London View Management Framework. Mayor's Supplementary Planning Guidance (2010)	The London View Management Framework is a key component of the Mayor's strategy to preserve London's character and built heritage. It outlines the policy framework for managing the impact of development on key panoramas, river prospects and townscape views.
Waste	
Mayor's Draft Replacement Municipal Waste Management Strategy (2010)	<p>The Strategy is made up of six key policy chapters, outlining where the Mayor thinks he can make most difference. The six overarching policies are;</p> <p>Policy 1 – Inform producers and consumers of the value of reducing, reusing and recycling</p> <p>Policy 2 – London will have a greenhouse gas standard for municipal waste management activities to reduce their impact on climate change</p> <p>Policy 3 – Capture the economic benefits of waste management</p> <p>Policy 4 – London to achieve 50 per cent municipal waste recycling or composting performance (including anaerobic digestion) by 2020 and 60 per cent by 2031</p> <p>Policy 5 – Catalysing municipal waste infrastructure in London, particularly low-carbon technologies</p> <p>Policy 6 – Achieving a high level of street cleanliness.</p>
London Waste Apportionment Study (2007) – update and further sensitivity testing	<p>Subsequent to the reiteration of the apportionment, published in December 2006, further data of relevance to criteria within the model has become available. The update includes</p> <ul style="list-style-type: none"> • correct data on safeguarded wharves, • revision of current licensed waste management capacity in London resulting from the decision on the development of the Belvedere facility, updated, recently verified and soon to be published data on indicative capacity of land for waste, logistics and other industrial used in London, provided by the GLA.
London Waste Apportionment Study (2006)	This report describes in detail the waste apportionment methodology underlying the London Plan minor alteration on borough level waste apportionment.
London Remade Demolition Protocol Report (2005)	This describes how demolition recyclate can be recovered with maximum value and how this can be provided as a high quality recycled material in new builds.

Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)	<p>The Mayor's Municipal Waste Management Strategy sets out a number of policies and proposals to improve waste management in London including:</p> <ul style="list-style-type: none"> • Ensuring that waste authorities look at maximising waste reduction, recycling and composting before considering energy recovery and disposal. • Developing a 'Waste Reduction and Reuse Programme' for London. • Aiming to exceed the recycling and composting targets set by the Government for London's waste authorities. • Increasing recycling collections by waste authorities, with collections to be introduced wherever possible, and more types of materials to be collected including waste for composting. • Increasing bottle banks and recycling banks for other materials, so that everyone is close to facilities for recycling. • Increasing recycling facilities, with Civic Amenity sites turned into 'Reuse and Recycling Centres', making it easier for people to recycle a much wider range of things, including furniture, household goods, and green garden waste. • Encouraging new business ideas for recycling and looking at ways to increase the amount of products made from recycled material. • Planning for new and improved waste and recycling facilities in London. • Improving public awareness of waste issues including the need to reduce, reuse, recycle, and compost waste and also to buy recycled goods.
Water	
Securing London's Water Future: The Mayor's Water Strategy (2011)	The London Water Strategy is intended to complement the plans and strategies of other organisations by presenting a London-specific view of managing water resources. The draft strategy has been developed with the support of Thames Water and the Environment Agency. Its goal is improved water management – both the water we want (such as drinking water) and the water we don't (such as sewage and floodwater in the wrong place).
Environment Agency Thames Estuary 2100 plan	This document provides regional guidance on the predicted effects of climate change in relation to tidal flood risk
Thames River Basin Management Plan (2009)	<p>The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) by 2009 to promote the concept of sustainable water management. Their aims are:</p> <ul style="list-style-type: none"> • To safeguard the sustainable use of water • To protect and restore the status of aquatic ecosystems • To improve aquatic environments by the reduction of hazardous substances • To reduce groundwater pollution; and • To help mitigate the effects of flood and droughts
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)	Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills.
Water Resources Management Plan (Thames	Sets out how demand for water is balanced against the supply over the next 25-year period.

Water Utilities) 2010-2035	
Our Plans for Water (Thames Water Utilities) 2010-2015	A five-year Plan which sets out proposals to maintain and improve services during the period 2010 to 2015.
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008	Thames Water Utilities Ltd. (Thames Water) has developed high-level strategic proposals for sludge management/disposal in our region for the 25 years to 2035. The decision to carry out the strategy development was taken for the following reasons: (1) to provide a broad framework for the specific investment proposals, particularly in the period 2010-2015 for the periodic review of our charges in 2009, and (2) to review the appropriateness of the current strategy (i.e. wherever possible recycle sludge to land) going forward, given the increasing costs and regulatory/other constraints arising from this outlet.
Thames Corridor Catchment Abstraction Management Strategy (CAMS)	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.

Local

Policy or Plan	Summary of objectives and targets
Community	
Southwark, Children and Young People's Plan 2010-2013	This strategy provides a plan for all local services affecting children and young people in Southwark. The aims in the next three years are: improved literacy and numeracy; more things to do; less crime against children and young people; fewer teenagers getting pregnant; and a reduction in the rate of increase of children who are obese.
Southwark Statement of Community Involvement (2008)	The Statement of Community Involvement (SCI) sets out how and when Southwark Council involves the community in the alteration and development of town planning documents and applications for planning permission. This ensures there is effective community involvement in the planning process.
Metropolitan Police Estate – Estate Strategy 2010-2014 (draft Estate Strategy 2013-2016)	This document sets out the strategy for improving the Metropolitan Police Estate in Southwark over the next three years. The future strategy focuses on ensuring that the police Estate is fit for purpose and capable of delivering a modern, effective police service. The Strategy states that surplus sites, with a value in excess of £500m will be disposed off, with receipts being reinvested in the remaining Estate.
Southwark Council Corporate Asset Management Plan 2008	AMP 2008, which was approved by Executive on 20th May 2008, establishes the Council's overarching approach to the management of its property assets and how these can most effectively be arranged to ensure that the Council can achieve its core objectives and deliver key corporate outcomes.
Strategy for the future Management of Council owned properties occupied by the Voluntary and Community Sector, Southwark	The strategy sets out the Asset Management Strategy framework for Southwark's portfolio of Council owned properties that are occupied by the Voluntary and Community Sector (VCS). It describes the baseline position for the estate as it stands currently, the

Corporate Property, April 2009	Council's objectives in holding the assets concerned and examines the drivers that are likely to influence the development of the portfolio into the future. The paper also explains the review processes that have been undertaken to inform the development of the strategy. The VCS Asset Management Strategy derives directly from the Council's Corporate Asset Management Plan 2008 (AMP 2008) and underpins this key strategic document with an additional tier of detail.
Southwark Violent Crime Strategy 2010/2015	The Southwark violent crime strategy 2010/15 detailing how the council, police and other partners in Southwark are tackling violent crime in the borough.
Economy and Employment	
Southwark Employment Land Review 2010	The study provides an assessment of the quantity, quality and viability of employment land throughout the borough and evaluates the viability of existing (UDP) employment policies as well as informing the LDF evidence base and associated policies.
Southwark Economic Well-being Strategy (2012-2020)	The strategy sets out what the council seeks to achieve between 2012 and 2020, and how we aim to work across the Council and with our partners in the private, public and voluntary sectors in order to make Southwark a place: <ul style="list-style-type: none"> • Where people, especially our young people, are equipped with the skills and ambition to make the most of our central London location • Where businesses grow and prosper • Where town centres and high streets thrive • Where our residents are financially independent
South Bank Partnership Manifesto, "Under pressure and on the edge: London's South Bank – a Manifesto for Action" (2006)	Highlights the improvements required in the areas of economic growth and employment, inward investment, environment, safety and security, and transport. It also addresses a number of quality of life issues.
Education	
Southwark Schools for the Future, New School Provision, 2006	Southwark council officers report asking the executive to: <ul style="list-style-type: none"> • Approve the revised strategy to meeting the pupil place planning requirements, including the development of proposals to open two new secondary schools. • Approve the commencement of the initial statutory consultation with relation to the opening of two new secondary schools by 2012 (subject to the results of initial consultation). • Request that officers prepare the Building Schools for the Future (BSF) Outline Business Case on the basis of this revised strategy for December 2006.
Southwark Schools for the Future BSF Outline Business Case report 2007	Southwark Council officers have developed five programme options, with differing degrees of transformation of the secondary schools involved and different associated costs. In arriving at these programme options, officers have investigated a range of possible solutions for each school included in the programme ranging from doing nothing through to complete rebuild for each school.
Southwark Primary Strategy for Change, 2008	The Primary Strategy for Change highlights the key areas of focus for the borough based on an analysis of the baseline data and provides a snapshot of primary education provision in the borough at this time.

<p>Southwark Schools for the future: Strategic Business Case for Investment in Secondary Mainstream and Special Schools under the BSF programme, 2006</p>	<p>Southwark council officers report asking the executive to:</p> <ol style="list-style-type: none"> 1 Approve the education vision for Southwark Schools for the Future 2 Approve the conclusions of the review of Special Educational Needs provision in Southwark, articulating a strategy for special schools and resourced units in Southwark 3 Approve the Building Schools for the Future (BSF) Strategic Business Case (SBC) Programme Options (as outlined in paragraph 36). 4 Note the significant funding that Partnerships for Schools (PfS) has indicated will be made available as a contribution to delivering these options (£188.4m). 5 Note the opportunity for the Council to contribute additional funds, subject to their availability, and the preferred programme option selected.
<p>Southwark Extended Schools Strategy</p>	<p>The strategy sets out a set out principles as the basis for the development of extended schools in Southwark.</p> <p>The strategy anticipates that providing extended services will</p> <ul style="list-style-type: none"> • support improvements in standards • enable children to have fun and develop new skills • enhance support for vulnerable children • encourage parental involvement in children's learning • make better use of facilities by opening them up to the community • provide better help to address children's wider needs
<p>Flood risk</p>	
<p>Southwark Strategic Flood Risk Assessment (SFRA) (2008)</p>	<p>A Strategic Flood Risk Assessment (SFRA) has been prepared to ensure that flood risk is taken into account and minimised in all new developments. The SFRA sets out the level of flood risk in different areas of the borough. This will help plan for new developments and assist in the determination of planning applications.</p>
<p>Health</p>	
<p>Alcohol Strategy 2010-2012</p>	<p>The three year alcohol strategy sets out the following:</p> <ul style="list-style-type: none"> • Focus on children and young people, supporting children of problem drinkers and running health campaigns for young people. • Address alcohol related crime and community safety concerns especially regarding alcohol fuelled violence and domestic violence. • Support problem drinkers via health and social care services involving outreach workers targeting hidden or hard to reach drinkers. • Southwark Council will ensure a joined up approach is taken regarding local concerns about alcohol.
<p>Annual Public Health Report 2010</p>	<p>Life expectancy in Southwark has never been higher, with women in Southwark living to an average of 82.9 years, which is above the national average of 82.3 and men in Southwark living to an average of 77.8 years. However, every year up to 600 people die in Southwark before the age of 75. This year's Annual Public Health Report for Southwark focuses on how GP practices can work with their patients to prevent more early deaths. Southwark's early death rates from heart attack and chronic obstructive lung disease</p>

	(covering emphysema and bronchitis) was significantly higher than the national average.
Children and Young People's Health Needs Assessment (2010)	A detailed analysis of the demand and performance of Southwark's services and how this contributed to the development of the Children and Young People's Plan 2010-2013.
NHS Southwark: Commissioners Investment & Asset Management Strategy (CIAMS): Understanding the Estate - A comprehensive audit of the NHS Southwark primary and community services estate (December 2009)	The Commissioners Investment and Asset Management Strategy (CIAMS) will set out how the PCT intends to develop its estate to meet its commissioning objectives in developing health services within its available resources. This document represents the first stage in developing that Strategy – reviewing the existing primary care estate, both the PCT's own properties and other primary care premises – to assess its quality, cost and condition.
NHS Southwark Strategic Plan 2010/2011 – 2014/2015	<p>This Strategic Plan sets out our plans over the next five years to deliver improvement in health outcomes and high quality and effective services for our population. The Strategic Plan sets out the PCT vision for improved health in Southwark and describes how we will work with our partners to achieve those goals.</p> <p>This plan outlines our work to prioritise initiatives and actions given a clear understanding of health need, the current provider landscape and steps the PCT will take to manage the market for provision to secure the standards required by commissioning intentions.</p>
Southwark Children and Young People's Health plan	<p>This plan sets out how we will improve the wellbeing of children and young people in regard to the five Every Child Matters outcomes:</p> <ul style="list-style-type: none"> • Be healthy • Stay safe • Enjoy and achieve • Make a positive contribution • Achieve economic wellbeing <p>This plan recognises and addresses the far-reaching implications of statutory changes to children's trusts, local safeguarding children boards, Children and Young People's Plans and the roles of lead members and directors of children's services, which came into force on 1 April 2010.</p>
Southwark Health Profile 2012	This profile gives a picture of health in this area. It is designed to help local government and health services improve people's health and reduce health inequalities. Health Profiles are produced every year by the Association of Public Health Observatories.
Southwark Health: Strategy to reduce health inequalities within Southwark 2009-2020	This strategy sets out our intentions to address health inequalities in Southwark. The document builds on earlier work including a recent Joint Strategic Needs Assessment and consideration of national and other evidence about the most effective ways of reducing health inequalities.
Heritage and archaeology	
Southwark Conservation Area Appraisals	The government requires all councils to produce appraisals for the conservation areas in their borough. Conservation area appraisals are intended to: Provide an analysis and account of the area; Explain why it is considered to be of special architectural or historic

	interest; Give a clear indication of the council's approach to its preservation and enhancement. They are also used by the council in assessing the design of development proposals. A number of conservation area appraisals are referred to in the Dulwich SPD.
Southwark Archaeology Priority Zones	Southwark Council has policies to protect the borough's archaeology. The policy identifies seven archaeological priority zones (APZs). When development proposals are submitted for these areas, the archaeology officer conducts initial appraisals to assess the archaeological implications and ensures that any necessary investigations take place
Housing - General	
Southwark Affordable Housing Viability Study (2010)	This report examines in terms of financial viability, the potential for development sites in Southwark to deliver affordable housing at varying percentages and mixes, while maintaining other planning obligations at the current levels as advised.
Southwark Housing Requirements Study (and sub reports) 2010	The study was undertaken to inform local policies, in particular relating to the development plan and housing strategy surrounding affordable housing provision. The study provides a key component of the evidence base required to develop and support a robust policy framework.
Southwark Housing Strategy 2009	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;
Southwark Housing Development Capacity Assessment (2010)	This assessment provides further information on possible sites that may come forward in the next 15 years to 2026.
Housing - Student	
Research into the need for additional student housing in Southwark (2008)	London Borough of Southwark undertook research into the need for additional student housing in Southwark in 2008. The study was initiated to inform the comprehensive review of the Southwark Housing Strategy and to inform the preparation of the core strategy. It was produced at the time when the borough was beginning to experience an increasing number of planning applications from developers wishing to build accommodation for students in Southwark. BNP Paribas Real Estate has been instructed to undertake further research into student housing schemes in the London Borough of Southwark. The objective of this study is to report provide consolidated information on: Existing student accommodation in the Borough; the schemes of student housing currently in the pipeline with planning consent to include those under construction and those not yet started; and the student housing schemes with current applications.
Neighbouring Boroughs*	
Lambeth Council Sustainable Community Strategy (2008-2020)	The strategy sets out a long-term vision for the borough and seven long term outcomes which the council and partners will strive to achieve. In addition, the Sustainable Community Strategy contains improvement targets for the next three years as well as key projects/programmes that Lambeth First will be taking forward.
Lewisham Council Sustainable Community Strategy (2008-2020)	Sets out the vision for Lewisham and the priority areas for action between 2008 and 2020. It is based on a thorough understanding of the borough and its citizens as they are today as well as what the borough and its population will look like in the future. The strategy establishes two cross-cutting principles, that will underline all partnership work in the borough, and six priority outcomes that describe sustainable communities in Lewisham.

Open space and biodiversity	
Southwark Open Spaces Strategy (2013) and Evidence Base	The draft open spaces strategy sets out a series of recommendations around standards of open space provision for the borough and highlights areas where investment should be focused to best meet the needs of residents in the borough, now and in the future. The strategy is supported by an evidence base study which maps open spaces across the borough and assesses their quality.
Parks and Public Spaces Strategy, February 2006	The Parks and Public Spaces Strategy relates to the management of parks and open space provision in the borough. It includes a series of action points, including continuing to develop open space projects in development areas, with emphasis on Elephant and Castle and Rotherhithe. The report to council on the Parks and Public Spaces Strategy recognised the recommendations of the Southwark Open Spaces Strategy in respect of planning policy.
Southwark Play Strategy 2008-2011	The Play Strategy is a five year plan to make sure that; <ul style="list-style-type: none"> - Children's rights to play are recognised - Everyone knows the importance of play in children's lives - All children across the borough have a space where they can play Those responsible for roads, housing, parks and open spaces recognise the need for play space and include it in their planning
Southwark Biodiversity Action Plan (2013)	This 'toolkit' provides information and guidance on protecting, managing and promoting key wildlife habitats and species within London.
Southwark Tree Management Strategy, Dec 2010	A tree management strategy is a policy framework for the trees owned, managed and/or protected by an organisation. Southwark Council's tree management strategy sets out a vision for the next five years and explains how we will achieve this vision. It is a reference document for anyone with an interest in Southwark's trees.
Planning	
Southwark Core Strategy (2011)	The Core Strategy is a planning document that sets out how Southwark will change up to 2026 to be the type of place set out in our Sustainable Community Strategy (Southwark 2016). It affects everyone living, working and visiting Southwark. The core strategy sets out our long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development.
Southwark Plan Saved Policies (2007)	A number of Southwark Plan policies have been saved where they are consistent with the core strategy.
Southwark Core Strategy DPD submission version (2010) – Background evidence papers	The publication draft of the core strategy is accompanied by a sustainability appraisal report, an equalities impact assessment, an appropriate assessment, a consultation statement, a consultation plan and a number of background papers which set out the council's evidence base and describe the council's strategy. <p>These include:</p> <ul style="list-style-type: none"> • Housing • Infrastructure

	<ul style="list-style-type: none"> • Tall Buildings • Bankside, Borough and London Bridge Opportunity Area Tall Buildings Study - Stage 1 and 2 • Environmental Performance and Feasibility Study • Sites of Importance for Nature Conservation • Retail • Employment • Environmental Performance and Flood Risk
Southwark Plan adopted Policies Map (updated 2012)	The adopted policies map (January 2012) is a visual representation of planning policies in Southwark, showing the extent of different policy designations across the borough. The Policies Map is updated on a regular basis as new development plan documents are adopted.
Southwark adopted Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs)	Supplementary planning documents (SPDs) and supplementary guidance documents (SPGs) are used to provide more information and guidance on the policies in the development plan. They can be based on certain topics such as transport or design, or they can be specific to certain places such as Canada Water or Dulwich. Southwark has several SPDs and SPGs which provide additional information on the saved policies in the Southwark Plan (UDP) and Core Strategy.
Pollution	
Southwark Air Quality Management and Improvement Plan (2010)	This document will help deliver the National Air Quality Strategy for Air Quality Management Areas (AQMA).
Southwark Contaminated Land Strategy (2001)	This document establishes a programme to identify contaminated land and water in Southwark, and to facilitate its remediation according to UK National Regulations.
Retail	
Southwark Retail Capacity Study (February 2009)	<p>The study considers:</p> <ul style="list-style-type: none"> • The vitality and viability of Southwark's existing town centres • The extent to which Southwark centres are fulfilling their role in meeting the retailing needs of the borough • The need for further retail development during the LDF period, and possible scenarios for meeting any identified need for additional retail floorspace
Southwark Street trading and Markets Strategy (2010)	The street trading and markets strategy sets out how we want to work with traders to revitalise markets in the borough. The strategy aims to set out what we will do to: increase numbers of people using and trading on our markets; keep markets thriving and viable business environments; improve the management of markets and market areas.
Town Centre retail surveys (2012)	Up to date surveys of the town, district and local centres in Southwark
Design	
Blackfriars Road Urban Design Study	This document sets out our analysis to inform our approach to urban design and building heights for the Blackfriars Road

(2014)	SPD area. The purpose of the document is to set out our approach to preparing an urban design study, our understanding of the character of Blackfriars Road and its surrounding area and our approach to preparing guidance for building heights and tall buildings.
Bankside, Borough and London Bridge Characterisation Study (2013)	This document presents a detailed study of the character of the Bankside, Borough and London Bridge (BBLB) Opportunity Area of Southwark. Characterisation is a recognised approach to understanding the context and special qualities of a place so that these can be considered in the planning and design process (Mayor of London 2013). The purpose of the study is to describe concisely and graphically the elements which combine to form the unique character of BBLB.
Misc	
The council plan 2011 - 2014	<p>The Council Plan</p> <ul style="list-style-type: none"> • Sets out the Leader's vision for a fairer future for Southwark, including the six key principles that underpin that vision; • Describes the top ten fairer future promises that will demonstrate what is being done to achieve that vision; • Provides a priority statement from each cabinet member, describing in more detail the most important areas of activity within their portfolios. Each statement is then supported by delivery schedules of actions and targets with responsible officers identified (see appendices)The corporate plan provides a summary of the council's priorities, what we will do to ensure progress is continued and includes key milestones which local people can use to monitor our process. • Describes what the Council must have in place to ensure that we are a well managed authority.
Southwark Annual Monitoring Reports (2004-2012)	<p>The AMR assesses if our planning policies achieve their objectives and targets by using a collection of data from local, regional and national sources and a number of indicators that measure performance.</p> <p>The AMR sets out:</p> <ul style="list-style-type: none"> • progress in producing planning documents • whether planning policies are achieving the objectives of the plan • what impacts the policies are having on the local environment, communities and economy • details of how policies need to be changed or replaced if we are not meeting our objectives or targets
Sustainability	
Environment Agency summary for Southwark (2010)	This report provides a snapshot of the environment in Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people's experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the Boroughs and the health of their environment.
Southwark Climate Change and Sustainability Strategy (2006)	This document sets a strategic direction for climate change strategies in the borough with targets.
Transport	

Southwark Transport Plan (2011)	The new Transport Plan for Southwark replaces the Local Implementation Plan. The Transport Plan sets out how we will improve travel to, within and from the borough. It also sets out our long term goals and transport objectives for the borough (up to 20 years), a three year programme of investment, and the targets and outcomes we are seeking to achieve. The Southwark Transport Plan responds to the revised Mayor's Transport Strategy (MTS), the emerging Sub-Regional Transport Plans (SRTPs), Southwark's Sustainable Community Strategy and other relevant policies.
Waste	
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.

APPENDIX 3:

Summary of the sustainability appraisal scoping consultation

The first step in preparing planning guidance is to prepare a Sustainability Appraisal (SA) Scoping Report. The Scoping Report sets out the baseline information that the eventual SA will draw on. The data should cover a comprehensive range of economic, social and environmental issues.

The area covered by the Blackfriars Road SPD falls mostly within the Bankside, Borough and London Bridge opportunity area. A draft SPD/OAPF has been prepared previously for Bankside, Borough and London Bridge and this was consulted on in 2010. We have reviewed this document and any comments we received through the consultation have been used to inform the guidance in the Blackfriars Road SPD. A scoping report was originally undertaken as part of the preparation of the draft Bankside, Borough and London Bridge SPD in 2009, but given the amount of time that has lapsed, we carried out an update.

We consulted on the updated scoping report for the Bankside, Borough and London Bridge Opportunity Area for 5 weeks, between 31 October and 5 December 2012. We had four responses to this consultation, from the Environment Agency, English Heritage, the London Fire and Emergency Planning Authority and the Theatre's Trust. These responses are summarised below:

Environment Agency

The Environment Agency (EA) noted that the high level of development proposed in the opportunity area could lead to environmental and ecological impacts that require mitigation. The EA welcomed the inclusion of sections on flooding, waste and recycling and impacts on climate change in the scoping report, but also offered further detail on each section. They also recommended further indicators that could be used to assess the sustainability impacts of different policies in relation to flood risk (SDO15). The EA response also highlighted a range of guidance documents and data sources that could inform eventual SA.

English Heritage

English Heritage highlighted the important relationship between the BBLB opportunity area and nearby world class heritage assets, such as the Tower of London and the Palace of Westminster. They stated that the Mayor's Setting of World Heritage Site SPG and the guidance in the individual World Heritage Site Management Plans should inform future planning guidance in the area.

Theatre's Trust

The Theatre's Trust welcomed the reference to world class cultural facilities and suggested some wording that would give clarity to the range of facilities that this term might cover.

London Fire Emergency Planning Authority (LFEPA)

Consultants acting on behalf of the LFEPA requested that the London Fire Brigade Asset Management Plan 2011 be taken into account when preparing planning guidance in the area

Consultation responses from all respondents to the consultation have been used to update the elements of this SA report and informed the preparation of the draft SPD.

Some of the area to the south of the Blackfriars Road SPD is also covered by the Elephant and Castle SPD/OAPF. We have used the guidance in the Elephant and Castle SPD/OAPF and any comments we received through the consultation to inform the guidance in the Blackfriars Road SPD. The Elephant and Castle SPD/OAPF should be read alongside the Blackfriars Road SPD.

APPENDIX 4 Responses on the draft Blackfriars Road SA report

Representation Ref	Objector Ref	Details of Representation	Officer Response to Representation
1545	Environment Agency 643	Design of mixed use development As pointed out in the Sustainability Appraisal, the Environment Agency notes that the high level of development proposed in the opportunity area could lead to environmental and ecological impacts that require mitigation.	Noted.
1632	English Heritage -961	Appendix 2 – Relevant plans and policies; National Planning Policy (pg 68). The recently published National Planning Practice Guidance should be assessed with regards to its impact upon sustainability of the draft SPD. It should also be noted that PPS5 Practice Guide has not been rescinded, so should also be considered as part of the SA process.	We have amended the final SA to refer to these documents.
1633	English Heritage - 961	We would also suggest that under the topic of retail (pg92) reference could be made to English Heritage’s guidance: Retail Development in Historic Areas	We have included a reference to this document in the table of national relevant plans and policy documents (appendix 2).
1634	English Heritage - 961	Appendix 4 Sustainability matrices SPD5 Building Heights - in respect of SDO11. It is noted that the commentary states that identifying potential locations for tall buildings will emphasis gateways and key locations. However we would advise that tall buildings also need to respond to the existing context which may already include sufficient elements that highlight gateways and/or key locations. This includes considering the significance of heritage assets that may contribute to an understanding of the existing townscape, in terms of orientation, legibility and sense of place. Our concern is that the matrices suggest that there are no conflicts yet the inappropriate development of tall buildings can cause significance harm. As already detailed above in relation to the draft SPD, in particular SPD5, we would suggest that the SA should not conclude at this stage complete compliance with the sustainability objective SDO11.	We have amended the SA to show that building heights could potentially have an uncertain impact on SDO11. Tall buildings will need to take into consideration the significance of heritage assets that may already contribute to the existing local context. Existing policy in the London Plan, Core Strategy and saved Southwark Plan as well as guidance in the Blackfriars Road SPD will ensure that applications for taller buildings consider the significance of heritage assets.

APPENDIX 5

Sustainability matrices

Individual appraisals have been undertaken for each piece of additional guidance that is proposed in the Blackfriars Road SPD. The impacts of the guidance against each of the sustainability indicators are considered over the short, medium and long term and a commentary provided to explain the reasons behind the scores. Each appraisal is set out below:

SPD1: Business space

Sustainability Objectives	Timescale				SPD1: Business space
	1	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The additional guidance seeks to reinforce the established business cluster and reinforce the strategic office employment location through the provision of new office space. This will help to provide new jobs in the locality and enable local employment which in the longer term will help to tackle poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The provision of new business floorspace will help to increase employment which may help to improve the education and skill of the population. Training and employment opportunities created by new development will be targeted towards local people and businesses.
SDO 3 To improve the health of the population	✓	-	✓	✓	Increasing employment opportunities through the diversification of business stock will enable a wider range of types and sizes of businesses to locate in the area. This will help to improve people's quality of life which may have a positive effect on the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	An improved town centre with additional business floorspace may improve overall surveillance of activity through linked improvements to the public realm and may have a positive impact on helping to reduce the incidence of crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Increasing the quantum of business floorspace and prioritising the establishment of new flexible business space will create a more distinctive and varied area which could attract a more varied mix of town centre uses which will help promote sustainable communities
SDO 6 To reduce contributions to climate change	x	x	x	x	The quantum of new development proposed will have a negative impact on contributions to climate change. However, all new development must meet the policy requirements in the London Plan and Core Strategy for reduction in CO2 emissions and to meet high environmental and building standards. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 7 To improve the air quality in Southwark	x	x	x	x	The quantum of new development is likely to have a negative impact on air quality, however, all new development must meet the policy requirements in the London Plan and Core Strategy to mitigate any negative impacts. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.

SDO 8 To reduce waste and maximise use of waste arising as a resource	✓	x	✓	✓	The quantum of new development could lead to an increase in waste during construction and in operation. Any impacts will need to be mitigated by suitable waste management techniques and recycling facilities. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	The quantum of new development could lead to an increase in water demand and usage. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 10 To maintain and enhance the quality of land and soils	✓✓	✓	✓✓	✓✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	Promoting additional business floorspace to support a more diverse range of sizes and types of businesses will promote a more mixed use town centre. Creating a successful and vibrant town centre will help to protect and enhance the quality of the landscape and townscape
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	?	✓	✓	Promoting additional business floorspace in a highly accessible location will ensure that new development comes forward in appropriate locations which will help to ensure the historic environment and cultural assets in the area are protected and enhanced.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Promoting additional business floorspace in a highly accessible location will ensure that new development comes forward in appropriate locations and that existing open spaces, green corridors and current levels of biodiversity are protected.
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Blackfriars Road is situated in the flood zone and therefore development will need to be designed to be safe and resilient to flooding. Increasing the provision of business space is a less vulnerable use the residential development which could mean that flood risk in the area is reduced. Further guidance is set out in our Sustainable Design and Construction and Sustainability Assessments SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	?	?	?	?	Promoting additional business floorspace will lead to more mixed use developments in the area. This could potentially reduce the number of homes that could be provided through solely residential development. However, allowing mixed use schemes may encourage more development in the area that will incorporate housing, including affordable housing and family housing.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	Providing additional business floorspace in a highly accessible town centre location will help to promote sustainable transport and minimise the use of the private car. New development will also enable improvements to the road network and public realm which will also contribute to a n improved environment for pedestrians and cyclists.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	New development will place an increased demand upon the infrastructure. Developers and the council will need to ensure that the existing infrastructure has capacity to meet the additional demands of new proposals. Policy requirements for financial contributions towards the provision of new social, physical and green infrastructure will be met through either site specific, or strategic s106 planning obligations or CIL. Section 4 of the SPD sets out further information on how we will secure the implementation of the guidance in the SPD.

SPD2: Mixed use town centre

Sustainability Objectives	Timescale				SPD2: Mixed use town centre
	2	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	Providing a wider range of town centre uses will result in a wider range of new job opportunities for local people and boost the local economy, which will help to tackle poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Providing a wider range of town centre uses will help to increase employment which may help to improve the education and skill of the population. Any training and employment opportunities created by new development will be targeted towards local people and businesses.
SDO 3 To improve the health of the population	✓	-	✓	✓	Providing a wider range of town centre uses will help provide a wider range of job opportunities will help improve the overall health of the population. The provision of new social infrastructure and community facilities will enable increased social interaction which is proven to help with overall good health.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Ensuring the development contributes to a mixed use town centre that is vibrant and well used will help to create more of a sense of place in the area and encourage more people to visit the area in the evening. This may promote more community cohesion, surveillance and should help to reduce crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Ensuring the development contributes to a mixed use town centre that is vibrant and well used will help to create more of a sense of place in the area which will help to promote more diversity and community cohesion.
SDO 6 To reduce contributions to climate change	x	x	x	x	The quantum of new development proposed will have a negative impact on contributions to climate change. However, all new development must meet the policy requirements in the London Plan and Core Strategy for reduction in CO2 emissions and to meet high environmental and building standards. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 7 To improve the air quality in Southwark	x	x	x	x	The quantum of new development is likely to have a negative impact on air quality, however, all new development must meet the policy requirements in the London Plan and Core Strategy to mitigate any negative impacts. Further guidance is set out in the Sustainable Design and Construction and Sustainability Assessment SPDs.
SDO 8 To reduce waste and maximise use of waste arising as a resource	✓	x	✓	✓	The quantum of new development could lead to an increase in waste during construction and in operation. Any impacts will need to be mitigated by suitable waste management techniques and recycling facilities. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs
SDO 9 To encourage sustainable use of water resources	✓	?	✓	✓	The quantum of new development could lead to an increase in water demand and usage. The sustainable use of water will be encouraged through the use of new technologies such as sustainable urban drainage systems (SUDS) and grey water recycling. Further guidance on mitigation is provided in the Sustainable Design and Construction and Sustainability Assessment SPDs

SDO 10 To maintain and enhance the quality of land and soils	✓✓	-	✓✓	✓✓	New development will be provided on brownfield sites. Where land may have contamination as a result of previous uses, suitable remediation would be needed before development can proceed
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓	✓✓	A large part of the area currently lacks the aesthetic quality and functioning as an attractive and functional civic space. Ensuring the development contributes to a mixed use town centre that is vibrant and well used will enhance the look and character of the area enhancing the quality of the townscape.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The promotion of a wider range of town centre uses in the area may help to increase arts and cultural attractions helping to attract more visitors into the area. This may help to reinforce the strategic cultural area designation and the overall attractiveness of the historic and cultural environment.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Locating new town centre uses within a highly accessible location will ensure that new development comes forward in appropriate locations and that existing open spaces, green corridors and current levels of biodiversity are protected.
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Blackfriars Road is situated in the flood zone and therefore development will need to be designed to be safe and resilient to flooding. Increasing the provision of business space is a less vulnerable use the residential development which could mean that flood risk in the area is reduced. Further guidance is set out in our Sustainable Design and Construction and Sustainability Assessments SPDs.
SDO 15 To provide everyone with the opportunity to live in a decent home	?	?	?	?	Encouraging more town centre uses will lead to more mixed use developments in the area. This could potentially reduce the number of homes that could be provided through solely residential development. However, allowing mixed use schemes may encourage more development in the area that will incorporate housing, including affordable housing and family housing.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	Encouraging new town centre uses to locate in a highly accessible location will help to promote sustainable transport and minimise the use of the private car. New development will also enable improvements to the road network and public realm which will also contribute to a n improved environment for pedestrians and cyclists.
SDO17 To provide the necessary infrastructure to support existing and future development	?	?	?	?	New development will place an increased demand upon the infrastructure. Developers and the council will need to ensure that the existing infrastructure has capacity to meet the additional demands of new proposals. Policy requirements for financial contributions towards the provision of new social, physical and green infrastructure will be met through either site specific, or strategic s106 planning obligations or CIL. Section 4 of the SPD sets out further information on how we will secure the implementation of the guidance in the SPD.

SPD3: Public realm and open space

Sustainability Objectives	Timescale				SPD3: Public realm and open space
	3	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓	-	✓	✓	The additional guidance in the SPD will set out a comprehensive strategy to promote more pedestrian permeability in the public realm and continue to improve existing open spaces for users to move around easily and safely including, seating, pavements, parks, pedestrian and cycle routes, which in the long term may help to improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The additional guidance in the SPD will increase permeability along key links and an improve active frontages throughout the area , which would increase the natural surveillance which would help to reduce the incidence of crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Improvements to the public realm and the quality of existing open spaces would create places where people can move around easily and interact which would promote social inclusion, equality, diversity and community cohesion
SDO 6 To reduce contributions to climate change	✓	-	✓	✓	The additional guidance in the SPD will set out a comprehensive strategy to promote more pedestrian permeability in the public realm and protect existing open spaces which may promote the use of active transport. In the long term this may help to reduce the use of the car helping to mitigate the impacts of climate change
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	The additional guidance in the SPD will protect existing open spaces and improve the greenness of the environment which in the long term may help to improve the air quality in the area.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓	✓✓	✓✓	The additional guidance in the SPD will increase permeability along key links, improve active frontages and protect existing open spaces throughout the area, this would help to enhance the townscape and landscape.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓	✓✓	✓✓	The additional guidance in the SPD will provide a comprehensive strategy looking at the interrelationship of the public realm areas and promote measures to help to conserve and enhance the historic and natural environment and cultural assets in the area.

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓✓	✓	✓✓	✓✓	This option would protect existing open space and set out a comprehensive strategy looking at the interrelationship of the public realm areas with open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	The additional guidance in the SPD will set out a comprehensive strategy to promote more pedestrian permeability in the public realm and protect existing open spaces which may promote the use of active transport and reduce the need to travel by car.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	The additional guidance in the SPD will include a comprehensive strategy to improve the public realm and protect and improve existing green infrastructure. There will also be more certainty on timing and delivery in line with development

SPD4: Built form and heritage

Sustainability Objectives	Timescale				SPD4: Built form and heritage
	4	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Improving the quality of the built environment will help to generate demand for people to live and work in the area and attract investment
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Protecting important heritage assets will have the affect of raising awareness of the value of individual buildings and the broader historic environment. This may also give rise to the need for specialist skills and crafts associated with the upkeep and general conservation of individual buildings and the wider environment.
SDO 3 To improve the health of the population	✓	-	✓	✓	Improving the quality of the built environment may bring about mental health benefits as people take pride in the local area and feel safer.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improving the quality of the built environment can contribute to a greater sense of well being in the community and help to reduce crime and, particularly the fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improving the quality of the built environment can contribute to a greater sense of pride in the local area which can help to foster social inclusion, equality, diversity and community cohesion
SDO 6 To reduce contributions to climate change	x	x	x	x	Protecting local character and could have the impact of reducing opportunities to adapt to, or mitigate the effects of climate change. For example, installing solar panels or wind turbines could be more difficult.
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	Improving the quality of the built environment, protecting important heritage assets and encouraging sensitive design in conservation areas will also help to improve the townscape
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓	Protecting important heritage assets and encouraging sensitive design in conservation areas will also help to conserve and enhance the historic environment and cultural assets
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Improving the quality of the built environment will mean that any development proposals will need to protect existing levels of biodiversity and, where possible, enhance the greenness of the environment

SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Ensuring that new development is built to a high quality design standard which will provide more decent homes in the area
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact

SPD5: Building heights

Sustainability Objectives	Timescale				SPD5: Building heights
	5	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The guidance on taller buildings in the SPD may allow for higher densities for both office and residential use which may result in more people living and working in a highly accessible location. This will help to promote a more competitive and effective local economy. Taller buildings may also provide more employment opportunities which can help to tackle poverty and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Taller buildings may provide more employment opportunities which can help to improve the education and skill of the population.
SDO 3 To improve the health of the population	-	-	-	-	No significant impact
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Allowing more taller buildings will mean that more money can be made available to help fund other aspects of the redevelopment such as housing, community facilities and public realm and transport improvements, which in the long term will help to promote social inclusion, equality, diversity and community cohesion objectives. The requirement for viewing platforms within taller buildings will mean that there is an element of public access helping to promote social inclusion and community cohesion.
SDO 6 To reduce contributions to climate change	-	-	-	-	
SDO 7 To improve the air quality in Southwark	-	-	-	-	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	Taller building may emphasise gateways, key locations adjacent to public transport and important routes and spaces which could enhance the landscape and townscape. However, tall buildings also need to respond to the existing context including considering the significance of heritage assets that may already contribute to an understanding of the existing townscape. It is vital to ensure policies and guidance for building heights minimises the impact of tall buildings on the important local heritage.
SDO 12 To conserve and enhance the historic environment and cultural assets	?	?	?	?	Identifying potential locations for taller buildings will help to ensure that historic and cultural assets in the area are not adversely affected by this type of development. However, tall buildings

					also need to respond to the existing context including considering the significance of heritage assets that may already contribute to an understanding of the existing townscape. It is vital to ensure policies and guidance for building heights minimises the impact of tall buildings on the important local heritage.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Identifying potential locations for tall buildings will help to ensure that important open spaces in the area are not adversely affected by this type of development. Increasing building heights of new development can also allow for the greater provision of public amenity space at ground level.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	Increasing the number of tall buildings in the area will mean that there are more people living in a flood risk area. However, if no residential development is provided at ground floor level, mitigation measures can be incorporated into the new development to overcome the flood risk to residents.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	More tall buildings will mean that more residential development can be provided in the area. Tall buildings are also required to be of an exemplary design standard helping to increase the number of decent homes available.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Taller building may emphasise gateways, key locations adjacent to public transport and important routes and spaces which could enhance the landscape and townscape.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Increasing the number of tall buildings allowed in the area will mean that more money is made through CIL and S106 contributions to help fund other aspects of the redevelopment such as housing, community facilities and public realm and transport improvements.

SPD6: Active travel

Sustainability Objectives	Timescale				SPD6: Active travel
	6	S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Improving walking and cycling routes in the Blackfriars Road corridor and improving safety at key junctions will create an environment that is more conducive to active travel. Supporting active travel will help to tackle poverty by enabling local people to get around cheaply, without having to resort to public transport or private car use.
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Investing in walking and cycling routes will provide greater opportunities for local people to be physically active and so will be beneficial for people's physical and mental well-being. If people are encouraged to walk or cycle, then it could also lead to a reduction in road traffic, which in turn would improve air quality and contribute to a healthier environment.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Improving walking and cycling routes in the area will encourage more activity and greater footfall. Simply encouraging more people to walk in an area, or to linger in public spaces, will increase natural surveillance and make the area feel more vibrant and safer.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Providing a high quality network to support active travel will help to improve the quality of life for local residents helping overcome issues of inequality and promote social inclusion, equality, diversity and community cohesion. Our equalities analysis sets out further information on the impact of promoting active travel for groups with protected characteristics.
SDO 6 To reduce contributions to climate change	✓✓	✓	✓✓	✓✓	Investing in walking and cycling routes will encourage more active travel at the expense of short journeys by car or public transport. Supporting more sustainable travel choices in the area will reduce vehicle emissions and so reduce contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓✓	✓	✓✓	✓✓	Improving Blackfriars Road and surrounding roads to support active travel will help to reduce reliance on private car use; reducing vehicle emissions and helping to improve air quality.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact.
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	The SPD aims to enhance Blackfriars Road creating a destination, rather than simply a road that people move along. Adapting the road and improving the surrounding area to better accommodate active travel will need to be carried out in conjunction with improvements to the public realm that will enhance the quality of the townscape.

SD0 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	✓✓	Creating an environment that encourages and enables more active travel will reduce the need to travel by car, particularly for short journeys. For example, creating a segregated route for cyclists will help to promote more cycling along Blackfriars Road.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓✓	✓✓	✓✓	Creating an environment that encourages and enables more active travel will reduce the demand on existing transport infrastructure, helping to meet the demands of a growing population.

Section 4 of the SPD: Implementation

Sustainability Objectives	Timescale				Section 4 of the SPD: Implementation
		S	M	L	Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	Ensuring effective and coordinated management of development to minimise the impact on residents, workers and visitors will attract investment and create employment opportunities helping to reduce poverty and encourage investment into the borough.
SDO 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Ensuring effective and coordinated management of development will attract investment and create employment opportunities. We will also use planning obligations to require major developments to make S106 contributions towards education facilities which will improve the education and skill of the population.
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	We will use planning obligations to require major developments to make S106 contributions towards health facilities which will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	Ensuring effective and coordinated management of development will attract investment which will promote development helping to create access to new homes, employment and community facilities. This will help to address existing inequalities in the borough which will promote social inclusion, equality, diversity and community cohesion.
SDO 6 To reduce contributions to climate change	✓	-	✓	✓	We will use planning obligations to reduce or mitigate the impact of developments which will help to reduce contributions to climate change. All new development will be designed to minimise greenhouse gas emissions across its lifetime. All major development will be expected to set up or connect to local energy generation networks where possible.
SDO 7 To improve the air quality in Southwark	✓	-	✓	✓	We will use planning obligations to reduce or mitigate the impact of developments which will help to improve air quality in the borough.
SDO 8 To reduce waste and maximise use of waste arising as a resource	✓✓	✓	✓✓	✓✓	We will work with infrastructure providers to identify requirements and make sure that important elements of infrastructure that are needed to support growth are delivered at the right time. We will also use planning obligations to reduce or mitigate the impact of developments which will help to reduce waste in the borough and maximise the use of waste arising as a resource.
SDO 9 To encourage sustainable use of water resources	✓✓	✓	✓✓	✓✓	We will work with infrastructure providers to identify requirements and make sure that important elements of infrastructure that are needed to support growth are delivered at the right time. We will also use planning obligations to reduce or mitigate the impact of developments which will help to encourage more sustainable use of water resources.
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Ensuring effective and coordinated management of development will attract investment and promote development that will result in physical improvements to the built environment will help

					to improve the townscapes and protect other sensitive areas of the borough.
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Ensuring effective and coordinated management of development will help to protect open spaces, green corridors and levels of biodiversity in the borough. We will use planning obligations to reduce or mitigate the impact of developments which will help to improve open spaces and contribute to the green infrastructure provision in the borough.
SDO 14 To reduce vulnerability to flooding	✓	-	✓	✓	We will work with infrastructure providers to identify requirements and make sure that important elements of infrastructure that are needed to support growth are delivered at the right time. We will also use planning obligations to reduce or mitigate the impact of developments which will help to reduce vulnerability to flood risk.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Ensuring effective and coordinated management of development will attract investment and promote development that will mean that everyone has better access to homes meaning more people have the opportunity to live in a decent home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	We will work with infrastructure providers to identify requirements and make sure that important elements of infrastructure that are needed to support growth are delivered at the right time. We will also use planning obligations to reduce or mitigate the impact of developments which will help to ensure transport infrastructure capacity can cope with additional demands associated with new development.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓✓	✓✓	✓✓	We will work with infrastructure providers to identify requirements and make sure that important elements of infrastructure that are needed to support growth are delivered at the right time. We will also use planning obligations and/or community infrastructure levy to reduce or mitigate the impact of developments. An infrastructure plan has been prepared in support of the Core Strategy to identify existing capacity, future needs, costs, funding and timescales. A further infrastructure plan has been prepared as part of the CIL.