

**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: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4</a>
Appendix C	Tracked changed version of the Blackfriars Road supplementary planning document, 2014	Available on the web at: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4</a>
Appendix D	Consultation report including a separate document containing appendices A-I Two separate documents	Available on the web at: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4</a>
Appendix E	Equalities analysis	Available on the web at: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4</a>
Appendix F	Sustainability appraisal	Available on the web at: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4</a>
Appendix G	Sustainability statement	Available on the web at: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4</a>
Appendix H	Appropriate assessment	Available on the web at: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4</a>
Appendix I	Urban design study	Available on the web at: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4</a>
Appendix J	Business and employment background paper	Available on the web at: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4554&amp;Ver=4</a>

**Blackfriars Road**

**Supplementary Planning Document**

**Sustainability Appraisal Adoption Statement**

**January 2014**

# **BLACKFRIARS ROAD SUPPLEMENTARY PLANNING DOCUMENT SUSTAINABILITY APPRAISAL ADOPTION STATEMENT**

## **The Environmental Assessment of Plans and Programmes Regulations 2004**

In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (16) (3) and (4), this Statement sets out:

- How the Sustainability Appraisal Report (the SA) has been integrated into the plan
- How opinions expressed through public consultation have been taken into account
- The reasons for choosing the plan as adopted and the difference the SA has made to the process
- The measures that are to be taken to monitor the significant effects of the implementation of the plan

## **How the Sustainability Appraisal has been integrated into the Blackfriars Road Supplementary Planning Document (SPD)**

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.

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.

The Blackfriars Road Supplementary Planning Document falls within the definition of a 'plan or programme' under European Directive 2001/42 (the 'Strategic Environmental Assessment' or 'SEA' Directive) which requires the formal environmental assessment of plans which are likely to have significant environmental effects. This SA incorporates an assessment of the strategic environmental impacts of the Blackfriars Road Supplementary Planning Document and meets the requirements of both the Planning and Compulsory Purchase Act 2004 and EU Directive 2001/42 in a single document.

The Sustainability Appraisal process began in 2012 when we consulted on an updated SA Scoping report for the Bankside, Borough and London Bridge area between October and December 2012. The council previously prepared and consulted on a SA Scoping report and draft sustainability appraisal in 2009/2010 as part of the preparation of a draft SPD/OAPF for Bankside, Borough and London Bridge Opportunity Area.

At each stage in the preparation of the Blackfriars Road Supplementary Planning Document (SPD), the SPD has been tested against a set of sustainability objectives to predict and evaluate the effects of the SPD, find ways of mitigating adverse effects and maximising beneficial effects, and to improve the sustainability of options as the SPD evolved. A draft Sustainability Appraisal Report was published alongside consultation on the draft SPD and now as part of the adoption of the SPD. The findings of the SA were taken into account. The outcomes of the appraisal work are based on a consultation and assessment process undertaken as part of the preparation of the Core Strategy and the SPD.

## **How opinions expressed through public consultation have been taken into account**

### Scoping Report

The SEA/SA Appraisal Scoping Report detailing the social, environmental and economic baseline information; sustainability issues; initial Blackfriars Road SPD objectives; overview of the sustainability appraisal framework and methodology; criteria and indicators was circulated to the following statutory consultees in October 2012 for comment:

- Environment Agency
- English Heritage and
- Natural England (formerly English Nature and the Countryside Agency)

A number of other key organisations were also consulted in accordance with the Statement of Community Involvement, including:

- The Greater London Authority
- Bromley Council
- British Telecommunications
- Corporation of London

- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Secretary of State for Transport
- Southwark Primary Care Trust
- Thames Water Property Services
- Southwark councillors
- Local tenants and residents associations
- Local residents and organisations on Southwark's Planning Policy mailing list
- Any of the bodies from the following list who are exercising functions or a function in the borough:
  - Person to whom a licence has been granted under section 7(2) of the Gas Act 1986
  - Sewage undertakers
  - Water undertakers
- Any person to whom the electronic communications 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.

We also put a notice in the press to advertise the consultation and wrote to an extensive list of local consultees on our planning policy database.

Consultation responses on the Scoping Report included suggestions for a range of minor amendments to be incorporated and also suggestions were put forward for: further indicators that could be used to assess the sustainability impacts of different guidance in relation to flood risk (SDO15), recommendations that the SPD guidance should be informed by the Mayor's Setting of World Heritage Site SPG and the guidance in the individual World Heritage Site Management Plans, suggested wording that would give clarity to the range of cultural facilities that the term might cover and recommendations that the London Fire Brigade Asset Management Plan 2011 should be taken into account when preparing planning guidance.

The council evaluated the feedback received in response to consultation on the scoping report and where appropriate, incorporated additional information into the scoping report. The scoping report helped highlight those issues which were particularly important to consider when preparing the document.

#### Draft SPD consultation

A draft SA was published alongside the draft Blackfriars Road SPD. Consultation took place between 21 June and 12 September 2013. The draft SA assessed the draft guidance against a set of Sustainable Development Objectives (SDOs) and compared the social, economic and environmental effects of each. Overall, the guidance scored very well against the sustainable development objectives. The final guidance represents the most sustainable development approaches for the Blackfriars Road area.

We received comments from 2 organisations on the SA of the draft SPD. These were from the Environment Agency and English Heritage. The comments from the Environment Agency were broadly supportive, although the EA recognises that the high level of development proposed in the opportunity area could lead to environmental and ecological impacts that require mitigation. English Heritage suggested that the Sustainability matrices (appendix 4 of the SA) for SPD5 Building Heights, in respect of SDO11 should recognise 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. We have amended the SA to show that at this stage, the impact of building heights on SDO 11 is uncertain.

#### Final changes to the SA at adoption stage

A final appraisal of the SPD was carried out to ensure that the changes made in response to the consultation comments have been assessed for their impact on sustainable development. The changes are minor in nature and are not considered to change the substance of the SPD or its impact on sustainability.

#### **The reasons for choosing the plan as adopted and the difference the SA has made to the process**

In preparing the Blackfriars Road Supplementary Planning Document a range of options were considered to address the key issues in the area. The SA process involved appraising the guidance against the option of continuing with existing policies and guidance. The benefits of having the SPD clearly outweighed the option of relying on existing policy and guidance. In addition to the benefits borne out through the SA, the SPD ensures that all stakeholders including residents and businesses 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. It also makes it clearer for residents that the council are seeking to manage the pressure of residential development with the need for a vibrant street with places for leisure and business and a pleasant environment.

For all the additional guidance in the SPD, the positive impacts outweighed the negative impacts when assessed across the whole range of sustainability objectives. In some cases the additional guidance will have no significant impact with the sustainable objectives. Where the SA identified potential shortcomings of particular guidance, mitigation measures are proposed to help off-set the negative impacts. Many of these mitigation measures are policy requirements in either the Core Strategy or Supplementary Planning Documents (SPDs) such as the Sustainable Transport SPD, Residential Design Standards SPD, Sustainable Design and Construction SPD and Sustainability Assessment SPD. For example: Strategic Policy 13 in the Core Strategy sets out the council's targets for development to minimise impacts upon climate change, this will help to mitigate against potential negative impacts of new development on environmental factors such as carbon dioxide emissions and energy use..

### **The measures that are to be taken to monitor the significant effects of the implementation of the plan**

Annex 1(i) of the SEA Directive requires that significant environmental effects of the implementation of the plan are monitored. The Authorities Monitoring Report, a monitoring framework that is regularly produced by the council that will provide monitoring of the council's plans, policies and guidance. The AMR contains contextual indicators which will enable the council to monitor the impact of the SPD (and other planning policy documents) on the social, economic and environmental factors. These indicators will be reviewed regularly to ensure all key sustainability objectives are covered. The results will feed into subsequent reviews of the SPD and will ensure that any sustainability/environmental impacts arising as a result of implementing the SPD and other planning policy documents are identified and mitigated.