



Integrated Impact Assessment

New Southwark Plan – New and Amended Policies

No.	Title
Appendix A	New Southwark Plan: New and Amended Preferred Option Policies 2017
Appendix B	Consultation Plan
Appendix C	Consultation Report
Appendix D	Integrated Impact Assessment
Appendix E	Habitats Regulations Assessment

June 2017

NON-TECHNICAL SUMMARY

The Integrated Impact Assessment (IIA) fulfils the requirement for a Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Analysis (EIA) and Health Impact Assessment (HIA). This integrated approach avoids the need to undertake and report on separate assessments, seeks to reduce any duplication of assessment work and benefits from a shared understanding of the policies.

The Council has previously completed a thorough IIA for the New Southwark Plan preferred option policies, area visions and site allocations which assessed the impact of each of these elements of the plan against key environmental, social and economic matters which are likely to be impacted by the emerging policies and guidance. This interim IIA report has assessed new and amended policies subsequently proposed by the Council since the initial IIA process and in advance of the Council's preparation of our proposed submission version of the New Southwark Plan.

These proposed new policies are assessed against each of the 17 sustainability, health and equalities objectives established by the New Southwark Plan, Integrated Impact Assessment: Scoping Report (NSPIIASR) which was published in February 2015. In addition, this report has assessed and highlighted changes between amended policies compared to the original policy. This process concluded that the changes proposed are consistent with the appraisal carried out during the original impact assessment.

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Appendix 1 – Integrated Impact Assessment Framework & Monitoring Indicators

Appendix 2 – Integrated Impact Assessment of New Development Management Policies

2. Stages of Preparation for the New Southwark Plan

The New Southwark Plan has been prepared in two parts. Part 1: Policies sets out the development management policies which proposals will be assessed against and expected to comply with following adoption of the New Southwark Plan. Part 2: Site Allocations and Area Visions provides an indication of the Council's expectations for planned growth across the borough and to shape the development of the borough's distinct areas by setting out area-based and site-based planning policies. To date the Council has undertaken the following stages of consultation to inform the formulation of draft Local Plan policies.

Timeline for the New Southwark Plan

Let's talk about your high streets	Informal consultation took place between October 2013 and February 2014
New Southwark Plan Options (Draft Policies and Area Visions) (2014)	Consultation took place between 31 October 2014 and 6 March 2015.
New Southwark Plan Preferred Option Part 1: Policies (including IIA for all DM policies)	Consultation took place between October 2015 and February 2016
New Southwark Plan Preferred Option Part 2: Site Allocations and Area Visions (including IIA for all area visions)	<p>Informal consultation took place throughout 2016 where draft visions for each area that were consulted on previously were placed on the council's website and comments invited on areas and vision content. In November 2016 the council circulated a reminder email to the policy consultation list inviting any further representations in preparation for the drafting of the visions and site allocations. Officers attended key stakeholder groups in visions areas to discuss the content of visions.</p> <p>Formal consultation to take place on this document 6 February 2017 to 28 April 2017.</p>
New Southwark Plan: New and Amended Preferred Option Policies Consultation (including this IIA appraisal to assess the impact of new and amended policies)	21 st June to 13 th September 2017
New Southwark Plan Proposed Submission Version	2017
Public examination	2018
Adoption	2018

The first stage of consultation, 'Let's talk about your high streets' was a very informal initial stage of consultation to get people thinking about their high streets and what they want from them. This consultation helped shape area visions and planning policies for the New Southwark Plan Options Document.

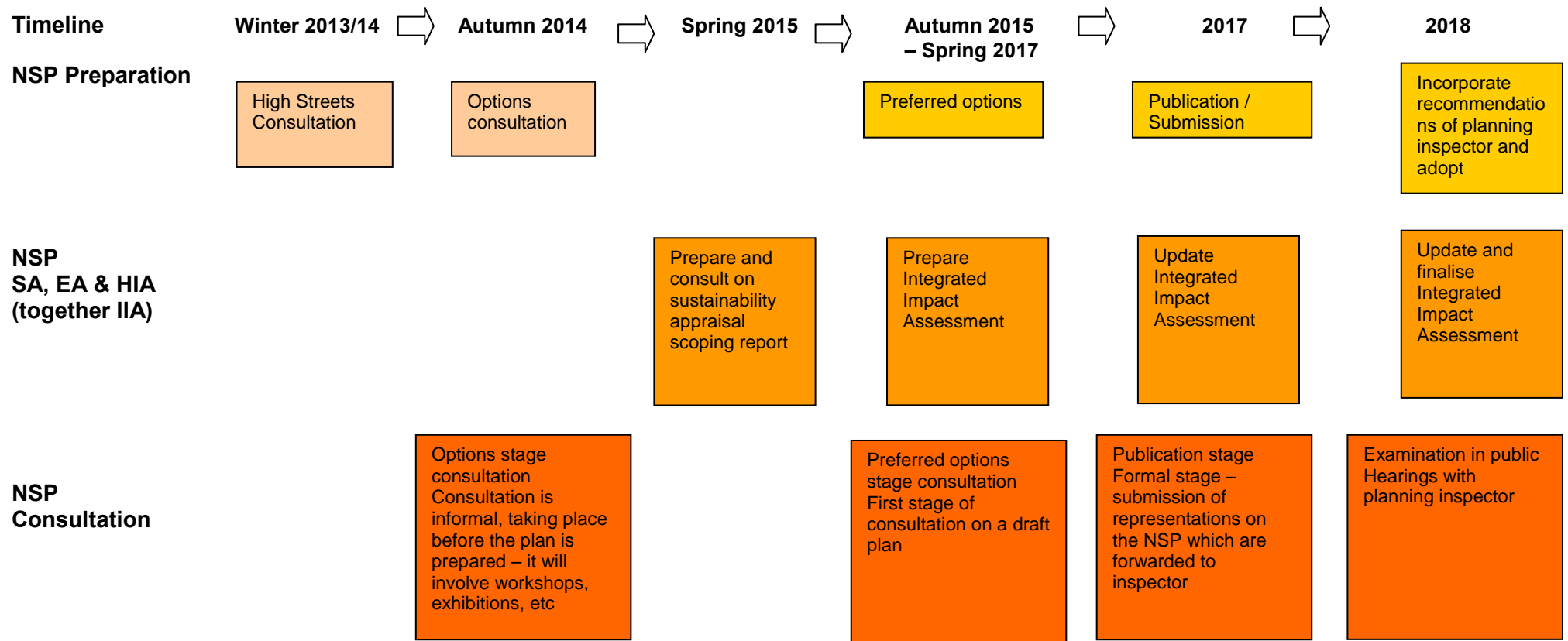
The New Southwark Plan Options version included draft visions for Aylesbury, Bankside, Bermondsey and the Blue, Blackfriars Road, Camberwell, Canada Water, Dulwich, Elephant and Castle, Herne Hill, London Bridge, Old Kent Road, Nunhead, Peckham and Tower Bridge Road. The Options version also set out initial proposed site allocations and policies and an implementation plan for seven main planning and regeneration topics.

The New Southwark Plan Preferred Option Part 1 (Policies) took into account representations received in response to the Options consultation in order to develop the preferred option for development management policies and regeneration strategy for Southwark.

The New Southwark Plan Preferred Option Part 2 (Sites Allocations and Area Visions) develops the site allocations and visions taking into account consultation on the Options and Preferred Options Part 1 versions. Informal consultation took place to ensure stakeholders could participate in the development of the visions and site allocations before they were formally drafted.

The diagram overleaf provides an overview of the stages involved in preparing the New Southwark Plan and the consultation involved at each stage. It shows the consultation stages that have been completed and the next stages of development of the plan. The various stages of preparation and updating of the Integrated Impact Assessment are also identified as the plan is progressed. The Council is carrying out this interim stage of consultation to provide interested stakeholders with an opportunity to comment on the new policies and amendments at an advanced stage prior to the Council's preparation of the proposed submission version of the New Southwark Plan. This also give the Council time to take account of all comments received and address any issues or make changes which will feed into the proposed submission version of the New Southwark Plan.

Diagram 1: Stage of NSP preparation and consultation



3. Requirement for IIA

Under the Planning and Compulsory Purchase Act 2004 regulations, a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA), prepared in accordance with the Strategic Environmental Assessment Directive EC/2001/42 is required for all Development Plan Documents.

Paragraph 165 of the NPPF states:

“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”.

Southwark Council has a statutory duty to consider the equality impacts of its decisions. The public sector Equalities Duty (section 149 of the Equality Act 2010) came into force on the 5th April 2011 which extended the previous duties to cover the following protected characteristics:

“Age, disability, gender reassignment, pregnancy and maternity, race – including ethnic or national origins, colour or nationality, religion or belief – including lack of belief, sex and sexual orientation”.

While there is no statutory requirement to undertake a Health Impact Assessment (HIA), the government has clearly expressed a commitment to promoting HIA's at a policy level in a variety of policy documents and they are increasingly being seen as best practice.

4. Appraisal Methodology

A previous IIA considered policies contained within the New Southwark Plan, Preferred Option (NSPPO) and references work completed for the New Southwark Plan, Integrated Impact Assessment: Scoping Report (NSPIIASR) which was published in February 2015. The NSPIIASR considered relevant baseline information regarding key environmental, social and economic matters within the borough which are likely to be impacted by emerging NSP policies included in the NSPPO. The NSPIIASR also established the framework for undertaking the IIA by setting out sustainability, health and equalities objectives, decision making criteria and indicators used to measure the impacts of emerging policies.

IIA Topics

The sustainability, equalities and health impacts of policies have been assessed with reference to the following 'topics'. Each topic references Strategic Policies outlined in the NSPPO. This approach ensures a consistent approach is used by the IIA, SA and other impact assessments.

Topic areas identified for use by the IIA include:

1. Quality affordable homes
2. Revitalised neighbourhoods
3. Best start in life
4. Strong local economy
5. Healthy active lives
6. Cleaner, greener, safer

IIA Assessment Framework

The establishment of appropriate objectives and indicative guide questions / sub-criteria is central to the assessment process and provides a way in which the performance of NSPPO policies can be assessed.

The IIA framework is based on 17 sustainability objectives outlined in the NSPIIASR. These objectives were developed by researching specific issues affecting Southwark, through a detailed desk top analysis and internal discussions. The objectives reflect the current social, economic and environmental issues affecting the borough.

The 17 objectives are reflective of a move toward the integration of impact assessments for the NSP. Objectives and associated criteria questions can be linked to the Sustainability Appraisal, Health Impact Assessment and Equalities Analysis.

Each of the objectives have been linked to the monitoring framework set out for the Core Strategy which established a comprehensive set of indicators to be examined through the Authority Monitoring Report (AMR). Making use of the same indicators for the IIA allows for a consistency across the Local Plan process and ensures that objectives established below can be assessed.

5. Appraisal Summary for New Development Management Policies

The IIA appraisal tables in Appendix 2 set out the details of the impacts for each of the four new development management policies topics in terms of the 17 objectives in the IIA framework. The outcomes of these appraisal tables are summarised below.

Summary of the IIA Appraisals

Strategic Policy 7: Social Regeneration

Overall Summary: Positive

Strategic Policy 7: “Social Regeneration” reflects an overarching aspiration to ensure that regeneration and development provide the best outcomes for all of Southwark’s residents. Accordingly the policy is far broader in its reach than most development management policies and seeks to certify a commitment to enhancing the health and wellbeing of our residents. Health and wellbeing can be influenced by a multitude of different social, economic and sustainability criteria which social regeneration responds to. Notably this includes:

- Ensuring our residents have equal opportunity to take advantage of the employment and education that new development brings, both in construction and in completed developments.
- The importance of sustaining mixed and balanced communities is recognised by the social regeneration policy which seeks to promote cohesive and empowered local communities.
- Development should contribute to and facilitate the creation of a healthier population. This includes ensuring development encourages healthy behaviors, promoting physical activity, connection with green spaces and social interaction, as well as mitigating against any avoidable harm from development, such as air pollution, noise, traffic accidents and crime.
- Delivering development which is sustainable over time and can adapt to changing life stages, including homes that can change as people age and public realm that is easy to use by all residents. This will also support the creation of mixed and balanced communities by providing for the various needs of all Southwark’s residents.

DM70: Self and Custom Build

Overall Summary: Positive

DM70: “Self and Custom Build” provides support and guidance for self and custom build homes in appropriate locations to comply with the duty set out in the Self-build and Custom House Building Act 2015. Notable benefits of this include:

- Presenting a means and opportunity for individuals and community groups to come together to develop their own homes, empowering local communities and promoting community engagement.
- The policy supports self-build homes from people or groups on Southwark’s Self and Custom Build Register which will make a contribution towards Southwark’s housing need.

DM71: Small Shops

Overall Summary: Positive

DM71: “Small Shops” supports the retention and delivery of small retail premises as development comes forward. The intention of this policy is to ensure local independent retail businesses are protected and contribute towards a diverse retail offer. Notable benefits of this include:

- Supporting mixed and balanced communities by protecting existing businesses, mitigating against the risk of displacement as development comes forward to ensure jobs and businesses which support local communities are retained to ensure development is inclusive and prevents social exclusion.

6. Assessment of Amended Policies

All policy amendments have been prepared with full consideration of their sustainability impacts and assessed against the 17 sustainability objectives. The Council confirms that all amendments are considered to be sound in sustainability terms and their impacts to be consistent with the initial assessment of the original policies determined by the IIA carried out prior to the publication of the New Southwark Plan Preferred Option policies document back in October 2015.

7. Assessment of New and Amended Site Allocations

The criteria and guidance for all site allocations is determined by the relevant area vision for that particular location. Accordingly, all new and amended site allocations have been prepared with full consideration of the provisions set out by the relevant area vision to ensure site allocations balance competing uses and contribute towards the wider development aspirations for the area to deliver the best possible outcomes for all Southwark's residents.

8. Crystal Palace and Gipsy Hill Area Vision IIA

IIA Objectives	Crystal Palace and Gipsy Hill	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	The area vision for Crystal Palace and Gipsy Hill seeks to prioritise the provision of new homes as well as encouraging small shops and services to complement, and not detract from, the economic function of Upper Norwood town centre. The limited provision of additional employment floorspace envisaged is unlikely to provide a significant uplift in local job opportunities however this is predominantly a residential area with only capacity to accommodate a local service economy.
IIA 2 To improve the education and skill of the population	-	-	-	-	The lack of employment space or education provision identified is unlikely to significantly improve education or level of skilled workers in Crystal Palace and Gipsy Hill.
IIA 3 To improve the health of the population	✓	✓	✓	✓	Enhancement of green links and planned cycle networks will promote active lifestyles and help reduce the causes of and exposure to poor air quality. The retention of the health centre at NSP36 will provide primary healthcare services to support the existing and future residential community. The suburban density zone provides significant amounts of open space for leisure and recreation to encourage social interaction and healthy lifestyles. The potential for extra care homes provision across the sites within the sub-area recognises the importance of addressing borough-wide needs in a suitable location and the design guidance for NSP36 recognises the potential for any uplift in floorspace to provide extra care housing.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Crystal Palace and Gipsy Hill benefits from relatively low-levels of crime and deprivation.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Levels of poverty and deprivation are low in this more suburban area and so the vision seeks to improve accessibility to housing and widen provision of services supporting the local community. The NSP36 site allocation is reflective of this approach by safeguarding the retention of an important community asset in the health centre. Green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. The area vision supports improvements to local services to meet local needs, including for school places and GP provision.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Green links and planned cycle ways will promote active transport and sustainable modes, improving air quality and mitigating greenhouse gas emissions. Draft NSP policies will seek to minimise carbon dioxide emissions arising from development.
IIA 7 To improve the air quality	✓	-	-	✓	Green links and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality in the area is generally good benefitting from the lower densities and extensive greenspace. Draft NSP policies will require air quality neutral minor development and improvements to air quality from major developments.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Draft NSP policies will require adequate management of waste arising from construction and intensified development in accordance with the waste management hierarchy. Minor amount of development proposed is unlikely to have a comparatively significant impact upon waste arising from development

					and demolition.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	The comparatively minor uplift in employment and residential floorspace envisaged over the course of the plan period in Crystal Palace and Gipsy Hill is unlikely to place significant additional pressures on the water network. Development comes with the potential for water-recycling and sustainable water measures when development in operation. Draft NSP policies will require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	As a predominantly residential suburb, the Crystal Palace and Gipsy Hill area likely benefits from good quality ground conditions. The single site allocation promotes the retention of an already developed site. Any redevelopment to deliver uplift in floorspace may provide opportunities to remediate contaminated land where applicable.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	All existing open space is to be retained and the greenspace of Crystal Palace and Gipsy Hill enhanced by green linkages creating a more legible environment. All development sites will be sensitive to their respective character setting and will seek to enhance the environment they are situated within.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas and designed in a way which seeks to enhance the setting of historical assets where relevant.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓✓	✓	✓✓	✓✓	The thriving biodiversity and existing open space of the area is to be retained and the greenspace enhanced by green linkages creating a more legible environment and green corridors to support biodiversity, in particular the ecological resilience of the Dulwich Upper Wood.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	The minor levels of development anticipated over the course of the plan period in Crystal Palace and Gipsy Hill is unlikely to have a significant impact upon flood risk or increasing the risk of flooding elsewhere.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Whilst development opportunities are relatively limited, Crystal Palace and Gipsy Hill have the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites. If these are delivered to policy requirements they will offer a range of different units and tenures which will provide for a range of different needs and create inclusive residential schemes accessible to all groups.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	-	✓	✓	Priority of walking, cycling through green links and planned cycle ways, as well as public transport, will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	The NSP36 site allocation is reflective of an approach to safeguard the retention of existing community by recognising the health centre's vital contribution in providing an important local asset to support the local community. Enhanced green links and planned cycle networks will reduce pressure on car parking and improve accessibility. Potential for extra care homes provision recognises the importance of addressing a local need and ensure development will benefit all groups.

9. Conclusion

The overall impact of all new and amended policies has been assessed as being positive. Some risks have been identified by within the comprehensive IIA assessments for new policies however these will be generally mitigated by other policies in the plan.

Appendix 1 – Integrated Impact Assessment Framework & Monitoring Indicators

The IIA incorporates: Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA); Health Impact Assessment (HIA) and Equality Impact Assessment (EIA).

Table A.1: Integrated Impact Assessment Framework & Monitoring Indicators

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
IIAO1: To tackle poverty and encourage wealth creation	<ul style="list-style-type: none"> > Will it improve the range of job opportunities for all local people? > Will it help to diversify the economy? > Will it increase the numbers of higher paid jobs in the borough? > Will it help reduce overall unemployment, particularly long-term unemployment? > Will it encourage the retention and /or growth of local employment and training opportunities in the most deprived areas? > Will it assist in providing land and buildings of a type required by businesses, for a range of employment uses? > Will it reduce poverty in those areas and communities / equalities groups most affected? > Will it improve access to low-cost transport and other facilities? > Will it provide for successful neighbourhoods for all? > Will it promote and enable tourism opportunities to be exploited, and employment created? > Will it result in a loss of employment land? 	<p>Employment land available and take up rates</p> <p>New business formation and Survival</p> <p>a) Rate of Business Formation per 10,000</p> <p>b) 3 year business survival rate</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> <p>Vacancy Levels and non-retail uses in primary frontages in town centres</p> <p>Numbers of unemployed/ numbers receiving benefit (by sector)</p> <p>Indices of deprivation 2015: Local Authority summary</p> <p>Indices of deprivation 2015: Employment domain</p> <p>Indices of deprivation 2015: Income domain</p> <p>Children in poverty (under 16s)</p>
IIAO2: To improve the education and skill of the	<ul style="list-style-type: none"> > Will it provide opportunities to improve the skills and qualifications of the population, particularly for young people and adults? > Will it help improve employee education/training programmes? > Will it help reduce skills shortages? 	<p>Indices of deprivation 2015: Local Authority summary</p> <p>Indices of deprivation 2015: Education, skills and training domain</p>

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
population	> Will it help to reduce the disparity in educational achievement between different ethnic groups?	<p>Indices of deprivation 2015:</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</p>
IIAO3: To improve the health of the population	<p>> Will it promote and facilitate healthy living and active lifestyles amongst different groups?</p> <p>> Will it improve access to health and social care/treatment for all sectors of the community?</p> <p>> Will it maintain, enhance and create green infrastructure assets (e.g. green space, woodlands, recreation and sports facilities and allotments) for recreation, exercise and access to locally produced food.</p> <p>> Will it improve the quality of housing for all?</p> <p>> Will it improve access to jobs for all and otherwise reduce poverty?</p> <p>> Will it encourage a range and mix of land uses that underpin local health; for example, avoiding over concentration of hot food takeaways in one location?</p> <p>> Will it help facilitate the supply and availability of locally produced food?</p> <p>> Will it help improve mental and emotional health, reducing social exclusion?</p> <p>> Will it promote non-polluting forms of transport?</p> <p>> Will it reduce exposure to poor air quality across all groups?</p>	<p>Life expectancy by equality group</p> <p>Rate of obesity in children (year 6)</p> <p>Obese adults</p> <p>Infant mortality</p> <p>Mortality from cancer, heart disease and stroke</p> <p>Smoking related deaths</p> <p>Alcohol specific hospital stays (under 18s)</p> <p>Hospital stays for alcohol related harm</p> <p>Drug misuse</p> <p>Incapacity benefit for mental illness</p> <p>Distance to GP premises from home</p> <p>Percentage of hospital admissions that were emergencies, by ethnic group</p> <p>Indices of deprivation 2015: health deprivation and disability</p> <p>Indices of deprivation 2015: barriers to housing and services domain</p> <p>Indices of deprivation 2015: living environment domain</p>

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
		No. of new takeaways permitted
IIAO4: To reduce the incidence of crime and the fear of crime	<ul style="list-style-type: none"> > Will it improve safety and security? > Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour? > Will it provide for a well maintained and inclusive public realm and other public facilities? > Will it encourage an active and connected, strong and cohesive community? 	<p>Indices of deprivation 2015: Crime deprivation</p> <p>Numbers of types of crime per annum</p> <p>Percentage of residents who feel fairly safe or very safe outside during the day/night</p> <p>Reports of anti-social behaviour</p> <p>Proportion of people who think they can influence decision-making in their locality</p> <p>Employment/Skills/Health/</p>
IIAO5: To promote social inclusion, equality, diversity and community cohesion	<ul style="list-style-type: none"> > Will it help support the voluntary and community sectors? > Will it support active community engagement? > Will it support a diversity of lifestyles and communities? > Will it promote accessibility for those people who are elderly or disabled? > Will it improve access to low-cost transport and other facilities? > Will it help to sustain the provision of community facilities and open space that meets local needs? > Will it facilitate connection of existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction? > How will different groups of people be affected by the option or policy - including black and minority ethnic communities, women, disabled people, lesbians, gay men, bisexual and transgender people, older people, young people, children and faith groups? Will it benefit the groups listed above? 	<p>Homelessness waiting list by equality group</p>
IIAO6: To reduce contributions to climate change	<ul style="list-style-type: none"> > Will it reduce CO2 and other greenhouse gas emissions? > Will it reduce consumption of energy? > Will it use renewable sources of energy? > Will it help local people cope with hotter drier summers and warmer wetter winters? > Will it mitigate against the urban heat island effect? > Will it encourage the re-use of resources? > Will it encourage water efficiency and drought resilience? > Will it encourage the reuse or improvement of buildings and land that are vacant, under utilised or in disrepair? > Will it maintain or enhance biodiversity? 	<p>BREAAAM and Code for Sustainable Homes Scores of major consents (Withdrawn following written ministerial statement, March 2015)</p> <p>CO2 emissions and energy consumption (break down by source/type)</p> <p>No. of extreme weather events by type</p> <p>No. of hospital admissions as a result of extreme weather</p>

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
		Environmental performance of borough's housing stock
IIAO7: To improve the air quality in Southwark	<ul style="list-style-type: none"> > Will it improve air quality? > Will it help to reduce emissions of PM10, NO2? > Will it minimise construction impacts such as dust, noise, vibration and odours? > Will it encourage a reduction in amount and length of journeys made by car? 	<p>Number of days of high air pollution</p> <p>Annual average concentrations and number of hourly exceedances of nitrogen dioxide in air</p> <p>Annual average concentrations and number of daily exceedances of PM10 in air</p>
IIAO8: To avoid waste and maximise, reuse or recycle waste arising as a resource	<ul style="list-style-type: none"> > Will it promote the reduction of waste during construction / operation? > Will it minimise the production of household and commercial waste? > Will it promote sustainable processing of waste? 	<p>Municipal waste land-filled (tonnes)</p> <p>Residual household waste per household (tonnes)</p> <p>Percentage of municipal waste sent for reuse, recycling and composting</p>
IIAO9: To encourage sustainable use of water resources	<ul style="list-style-type: none"> > Will it result in a net increase in the demand for water, and foul sewage disposal? > Will it encourage reuse of water? > Will it maximise use of rainwater or other local water supplies? > Will it reduce discharges to surface and groundwater? 	<p>Average domestic and commercial potable water consumption (l/head/day)</p> <p>Water quality measure</p>
IIAO10: To maintain and enhance the quality of land and soils	<ul style="list-style-type: none"> > Will it result in the loss of open or previously undeveloped land? > Will it promote re-use of previously developed land and buildings? > Will it use land effectively and efficiently, including mixed use and higher density development? > Will it encourage the remediation of land identified as potentially contaminated? > Will it prevent further contamination of soils? 	<p>New homes built on previously developed land</p> <p>Number of contaminated sites</p> <p>Number of contaminated sites not remediated</p>

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
	> Will it improve soil quality?	
IIAO11: To protect and enhance quality of landscape and townscape	> Will it conserve and enhance local landscape and townscape character, and visual amenity? > Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the townscape character? > Will it have a negative impact on important strategic/local views? > Will it incorporate sustainable design and construction techniques?	Building for Life Assessments Housing density BREAM and Code for Sustainable Homes Scores of major consents
IIAO12: To conserve and enhance the historic environment and cultural assets	> Will it protect, maintain and enhance the condition and setting of features and areas of cultural, historical and archaeological heritage in the environment? > Will it promote the historic environment and also contribute to better understanding of the historic environment? > Will it promote high quality design and sustainable construction methods? > Will it respect visual amenity and the spatial diversity of communities? > Will it maintain or increase access to leisure, sporting, cultural and arts destinations and facilities? > Will it improve leisure, sporting, cultural and arts provision?	Amount of Southwark covered by Conservation Area or APZ Numbers of heritage assets in the borough on the English Heritage buildings at Risk Register Changes in numbers of listed buildings Number of scheduled ancient monuments at risk Number of conservation areas at risk Number of conservation areas with up-to-date appraisal/management plans
IIAO13: To protect and improve open spaces, green corridors and biodiversity	> Will it encourage development on previously developed land? > Will it improve the quality and access to open spaces in areas of deficiency? > Will it provide a range of play spaces for children and young people? > Will it maintain, enhance and create green infrastructure assets and networks (e.g. green space, woodlands, public rights of way, open recreation and sports facilities) across the area? > Will it help protect and improve biodiversity in the area overall and in particular avoid harm to species and habitats protected by International and UK law? > Will it protect and enhance natural habitats and protect priority species?	Change in quantity of open space (ha) Change in SINCS and LNPS Number and net change in natural/semi-natural habitats Changes in population of selected characteristic species Open space deficiency

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
	<ul style="list-style-type: none"> > Will it encourage the creation of new habitats, including through the provision of additional open space and green roofs? > Will it help achieve the Biodiversity Action Plan (BAP) targets? > Will it protect and provide opportunities for creating/ enhancing/improving sites designated for their nature conservation value/geodiversity level (local and national levels?) 	<p>Deficiency in access to nature</p> <p>Protected trees lost</p> <p>No. of green roofs/facades</p>
IIAO14: To reduce vulnerability to flooding	<ul style="list-style-type: none"> > Will the development be in an area at risk of flooding? > Will it minimise the risk of and from flooding to people and property? > Will it protect and improve flood defences and allow them to be maintained? > Will it promote the use of sustainable urban drainage systems? 	<p>Planning permissions granted contrary to EA advice</p> <p>Number of flooding incidents (including sewer flooding)</p> <p>Condition of flood defences</p> <p>Flood protection projects delivered as part of consents and otherwise</p>
IIAO15: To provide everyone with the opportunity to live in a decent home	<ul style="list-style-type: none"> > Will it improve the supply of housing? > Will it contribute towards increasing the range of housing mix, sizes, tenures and affordability, to meet the identified current and future needs of all social groups and local residents, including older households? > Will it deliver 'healthy homes'? (e.g. in relation to warmth, overcrowding, noise and mental health?) > Will it improve overall design quality, including flexibility of stock to enable it to evolve to meet changing needs? 	<p>Amount of homes in the borough</p> <p>Percentage of households living in temporary accommodation</p> <p>Households in housing need</p> <p>Households on the housing register</p> <p>Households unintentionally homeless and in priority need</p> <p>Income to average house price ratio</p> <p>No. of families living in overcrowded properties</p> <p>Proportion of consents meeting lifetime homes criteria</p>
IIAO16: To promote	<ul style="list-style-type: none"> > Will it encourage development at locations that enable walking, cycling and/or the use of public transport and connected to local services and 	<p>Estimated traffic flows per annum (mil.vehicle km)</p>

IIA Objective	SA/HIA/EIA Sub-Criteria for assessment	Monitoring Indicators
sustainable transport and minimise the need to travel by car	facilities? > Will it reduce car use? > Will it reduce the number and length of journeys undertaken by car? > Will it reduce road traffic accidents? > Will it improve public transport? > Will it promote walking and cycling? > Will it allow people with mobility problems or a disability to access buildings and places? > Will it improve connections across the area to local services, facilities, places of employment and green infrastructure?	Transport related CO2 emissions The number of people killed or seriously injured in road traffic collisions Proportion of personal travel made on each mode of transport overall and by equality group
IIAO17: To provide the necessary infrastructure to support existing and future development	> Will it provide enough social infrastructure and meet local needs? > Does the proposal explore opportunities for shared community use and co-location of services? > Will it provide enough physical infrastructure? > Will it provide enough green infrastructure?	No. and type of existing infrastructure (social, physical and green) Capacity of existing infrastructure (social, physical and green) No. and type of proposed infrastructure (social, physical and green) Capacity of future infrastructure (social, physical and green)

Appendix 2 – Integrated Impact Assessment of New Development Management Policies

Strategic Policy 7 – Social Regeneration

Social regeneration is a strategic policy which reflects an overarching aspiration applicable to all policies detailed within the New Southwark Plan to ensure that regeneration and development provide the best outcomes for all our residents. Accordingly, the policy reach is broader in its nature but less specific in responding to the individual points set out in the appraisal criteria for assessment. As a result the Council has provided a response for how the policy responds to each of the 17 sustainability objectives where they apply and a score against each of the assessment criteria to give an indication of the anticipated impact of the policy.

IIA Objectives	Criteria for assessment	Score	Comment
IIAO1: To tackle poverty and encourage wealth creation	Will it improve the range of job opportunities for local people?	++	The social regeneration policy reflects an overarching aspiration to ensure that regeneration and development provide the best outcomes for all of Southwark's residents. The policy will aim to bridge inequalities by supporting our residents to take advantage of the employment and education opportunities new development brings.
	Will it help diversify the economy?	++	
	Will it increase the numbers of higher paid jobs in the borough?	++	
	Will it help reduce overall unemployment, particularly long-term unemployment?	++	
	Will it encourage the retentions and/or growth of local employment and training opportunities in the most deprived areas?	++	
	Will it assist in providing land and buildings of a type required by businesses, for a range of employment uses?	+	
	Will it reduce poverty in those areas and communities/equalities groups most affected by poverty?	++	
	Will it improve access to low-cost transport and other facilities?	+	

	Will it promote and enable tourism opportunities to be exploited and employment created?	0	
	Will it result in a loss of employment land?	0	
IIAO2: To Improve the education and skill of the population	Will it provide opportunities to improve the skills and qualifications of the population, particularly for young people and adults?	++	The policy promotes building new and improving existing education facilities in addition to education opportunities presented by new development, both in construction and in completed developments. It is anticipated that this will support a more highly skilled and educated population, improving opportunities to access work and reducing skills shortages across the borough.
	Will it help improve employee education/training programmes?	++	
	Will it help reduce skills shortages?	++	
	Will it help reduce disparity in educational achievement between different ethnic groups?	++	
IIAO3: To Improve the health of the population	Will it promote and facilitate healthy living and active lifestyles amongst different groups?	++	The policy supports healthy lifestyles and encourages healthy behaviours for all, including promoting more physical activity, healthy eating, connection with green spaces and social interaction. The policy secures that new development limits and reduces avoidable harm to residents, such as air pollution, noise and crime to create a healthier urban environment.
	Will it improve access to health and social care treatment for all sectors of the community?	++	
	Will it maintain, enhance and create green infrastructure assets (e.g. green space, woodlands, recreation and sports facilities, allotments for recreation, exercise and access to locally produced food?	++	
	Will it improve the quality of housing for all?	++	
	Will it improve access to jobs for all and otherwise reduce poverty?	++	

	Will it encourage a range and mix of land uses that underpin local health, for example, avoiding over concentration of hot food takeaways in one location?	++	
	Will it help to facilitate the supply and availability of locally produced food?	+	
	Will it help improve mental and emotional health, reducing social exclusion?	++	
	Will it promote non-polluting forms of transport?	++	
	Will it reduce exposure to poor air quality across all groups?	++	
IIAO4: To reduce the incidence of crime and the fear of crime	Will it improve safety and security?	++	Social regeneration promotes a healthy and inclusive urban environment which will improve connections with green spaces to encourage social interaction and the feeling of public safety. The policy states the health and wellbeing of residents will be achieved by ensuring new development limit avoidable harm to residents, including measures intended to reduce crime.
	Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?	++	
	Will it provide for a well maintained and inclusive public realm and other public facilities?	++	
	Will it encourage an active and connect, strong and cohesive community?	++	
IIAO5: To promote social inclusion, equality, diversity and community cohesion	Will it help support the voluntary and community sectors?	++	Social regeneration seeks to ensure that regeneration and development provide the best outcomes and opportunities for all our residents. All development should contribute towards social regeneration by enhancing the health and wellbeing of all our residents to support cohesive and empowered local communities where the benefits of development are inclusive and experienced by all.
	Will it support active community engagement?	++	
	Will it support a diversity of lifestyles and communities?	++	
	Will it promote accessibility for those people who are elderly or disabled?	++	
	Will it improve access to low-cost transport and other facilities?	++	

	Will it help sustain the provision of community facilities and open space that meets local needs?	++	
	Will it facilitate connection of existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	++	
	How will different groups of people be affected by the option or policy – including black and minority ethnic communities, women, disabled people, LGBT groups, older people, young people, children and faith groups?	++	
IIAO6: To reduce contributions to climate change	Will it reduce CO2 and other greenhouse gas emissions?	+	The policy promotes the inclusion of connected green spaces and reducing avoidable harm to residents from development such as poor air quality.
	Will it reduce energy consumption?	+	
	Will it use renewable sources of energy?	+	
	Will it help local people cope with hotter drier summers and warmer winters?	+	
	Will it mitigate against the urban heat island effect?	+	
	Will it encourage the re-use of resources?	+	
	Will it encourage water efficiency and drought resilience?	+	
	Will it encourage the re-use or improvement of buildings and land that are vacant, under utilised or in disrepair?	+	

	Will it maintain or enhance biodiversity?	+	
IIAO7: To improve air quality in Southwark	Will it improve air quality?	+	The policy supports the health and wellbeing of our existing residents by ensuring new development reduces avoidable harm to residents, such as air pollution and noise. The policy supports safe and active travel to new and improved facilities in order to limit the need to travel by private car.
	Will it help to reduce emissions of PM10 and NO2?	+	
	Will it minimise construction impacts such as dust, noise, vibration and odours?	+	
	Will it encourage a reduction in the amount and length of journeys made by car?	+	
IIAO8: To avoid waste and maximise, re-use or recycle waste arising as a resource	Will it promote the reduction of waste during construction and operation/occupation?	0	
	Will it minimise the production of household and commercial waste?	0	
	Will it promote sustainable processing of waste?	0	
IIAO9: To encourage sustainable use of water resources	Will it result in a net increase in the demand for water and foul sewage disposal?	0	
	Will it encourage the re-use of water?	0	
	Will it maximise use of rainwater or other local water supplies?	0	
	Will it reduce discharges to surface and ground water?	0	
IIAO10: To maintain and enhance the quality of and soils	Will it result in the loss of open or previously undeveloped land?	0	
	Will it promote the re-use of previously developed land and buildings?	0	

	Will it use land effectively and efficiently, including mixed use and higher density development?	0	
	Will it encourage the remediation of land identified as potentially contaminated?	0	
	Will it prevent further contamination of soils?	0	
	Will it improve soil quality?	0	
IIAO11: To protect and enhance quality of landscape and townscape	Will it conserve and enhance local landscape and townscape character and visual amenity?	+	The policy promotes vibrant and healthy environments which encourage social interaction through connection with green spaces.
	Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the townscape character?	+	
	Will it have a negative impact on important strategic/local views?	0	
	Will it incorporate sustainable design and construction techniques?	+	
IIAO12: To conserve and enhance the historic environment and cultural assets	Will it promote the historic environment and also contribute to better understanding of the historic environment?	0	The policy seeks to promote development delivering facilities and infrastructure which support healthy lifestyles and wellbeing. Residents should have the option to travel safely and actively to new and improved facilities for leisure, sport, arts, learning and other cultural activities.
	Will it promote high quality design and sustainable construction methods?	+	
	Will it respect visual amenity and the spatial diversity of communities?	++	
	Will it maintain or increase access to leisure, sporting, cultural and arts destinations and facilities?	++	

	Will it improve leisure, sporting, cultural and arts provision?	++	
IIA013: To protect and improve open spaces, green corridors and biodiversity	Will it encourage development on previously developed land?	0	Social regeneration supports the improvement of spaces to encourage social interaction, physical activity and promote healthy lifestyles.
	Will it improve the quality and access to open spaces in areas of deficiency?	+	
	Will it provide a range of play spaces for children and young people?	+	
	Will it maintain, enhance and create green infrastructure assets and networks (e.g. green space, woodlands, public rights of way, open recreation and sports facilities) across the area?	+	
	Will it help and improve biodiversity in the area overall and in particular avoid harm to species and habitats protected by international and UK law?	0	
	Will it protect and enhance natural habitats and protect priority species?	0	
	Will it encourage the creation of new habitats, including through the provision of additional open space and green roofs?	+	
	Will it help achieve the Biodiversity Action Plan (BAP) targets?	+	
	Will it help protect and provide opportunities for creating/enhancing/improving sites designated for their nature conservation value/biodiversity at local and national levels?	0	
IIA014: To reduce vulnerability to	Will the development be in an area at risk of flooding?	0	

flooding	Will it minimise the risk of and from flooding to people and their property?	0	
	Will it protect and improve flood defences and allow them to be maintained?	0	
	Will it promote the use of sustainable urban drainage systems?	0	
IIAO15: To provide everyone with the opportunity to live in a decent home	Will it improve the supply of housing?	++	Social regeneration represents an overarching aspiration to ensure that regeneration and development provide the best outcomes for all of Southwark's residents. A fundamental element of this is to ensure development improves opportunities to access housing for all by increasing the supply and quality of housing across different tenures to meet Southwark's diverse housing need. The policy sets out a requirement for development contributing to environments that can adapt to changing life stages, including homes that can change as people age and public realm that is easy to use by all residents.
	Will it contribute towards increasing the range of housing mix, sizes, tenures and affordability to meet the identified current and future needs of all social groups and local residents, including older households?	++	
	Will it deliver "healthy homes" (e.g. in relation to warmth, overcrowding, noise and mental health)?	++	
	Will it improve overall design quality, including flexibility of stock to enable it to evolve to meet changing needs?	++	
IIAO16: To promote sustainable transport and minimise the need to travel by car	Will it encourage development at locations that enable walking, cycling and/or the use of public transport and connected to local services and facilities?	++	The policy supports healthy lifestyles which includes the encouragement of active transport modes. This will limit the amount of journeys made in vehicles and alleviate pressures on public transport.
	Will it reduce car use?	++	
	Will it reduce the number and length of journeys undertaken by car?	++	
	Will it reduce road traffic accidents?	++	
	Will it improve public transport?	+	
	Will it promote walking and cycling?	++	

	Will it allow people with mobility problems or a disability to access buildings and places?	++	
	Will it improve the connections across the area to local services, places of employment and green infrastructure?	++	
IIAO17: To provide the necessary infrastructure to support existing and future development	Will it provide enough social infrastructure and meet local needs?	+	Social regeneration promotes facilities and spaces which encourage physical activity and social interaction to create healthier and more harmonious local communities.
	Does the proposal explore opportunities for shared community use and co-location of services?	+	
	Will it provide enough physical infrastructure?	++	
	Will it provide enough green infrastructure?	++	

DM70 – Self and Custom Build

IIA Objectives	Criteria for assessment	Score	Comment
IIAO1: To tackle poverty and encourage wealth creation	Will it improve the range of job opportunities for local people?	0	
	Will it help diversify the economy?	0	
	Will it increase the numbers of higher paid jobs in the borough?	0	
	Will it help reduce overall unemployment, particularly long-term unemployment?	0	
	Will it encourage the retentions and/or growth of local employment and training opportunities in the most deprived areas?	0	
	Will it assist in providing land and buildings of a type required by businesses, for a range of employment uses?	0	
	Will it reduce poverty in those areas and communities/equalities groups most affected by poverty?	0	
	Will it improve access to low-cost transport and other facilities?	0	
	Will it promote and enable tourism opportunities to be exploited and employment created?	0	
	Will it result in a loss of employment land?	0	
IIAO2: To Improve the education and skill of the	Will it provide opportunities to improve the skills and qualifications of the population, particularly for young	0	

population	people and adults?		
	Will it help improve employee education/training programmes?	0	
	Will it help reduce skills shortages?	0	
	Will it help reduce disparity in educational achievement between different ethnic groups?	0	
IIAO3: To Improve the health of the population	Will it promote and facilitate healthy living and active lifestyles amongst different groups?	0	
	Will it improve access to health and social care treatment for all sectors of the community?	0	
	Will it maintain, enhance and create green infrastructure assets (e.g. green space, woodlands, recreation and sports facilities, allotments for recreation, exercise and access to locally produced food?	0	
	Will it improve the quality of housing for all?	0	
	Will it improve access to jobs for all and otherwise reduce poverty?	0	
	Will it encourage a range and mix of land uses that underpin local health, for example, avoiding over concentration of hot food takeaways in one location?	0	
	Will it help to facilitate the supply and availability of locally produced food?	0	
	Will it help improve mental and emotional health, reducing social exclusion?	0	
	Will it promote non-polluting forms of	0	

	transport?		
	Will it reduce exposure to poor air quality across all groups?	0	
IIAO4: To reduce the incidence of crime and the fear of crime	Will it improve safety and security?	0	
	Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?	0	
	Will it provide for a well maintained and inclusive public realm and other public facilities?	0	
	Will it encourage an active and connect, strong and cohesive community?	0	
IIAO5: To promote social inclusion, equality, diversity and community cohesion	Will it help support the voluntary and community sectors?	+	Self and custom build presents the opportunity for community groups to come together to develop their own homes.
	Will it support active community engagement?	0	
	Will it support a diversity of lifestyles and communities?	0	
	Will it promote accessibility for those people who are elderly or disabled?	0	
	Will it improve access to low-cost transport and other facilities?	0	
	Will it help sustain the provision of community facilities and open space that meets local needs?	0	
	Will it facilitate connection of existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	0	
	How will different groups of people be affected by the option or policy –	0	

	including black and minority ethnic communities, women, disabled people, LGBT groups, older people, young people, children and faith groups?		
IIAO6: To reduce contributions to climate change	Will it reduce CO2 and other greenhouse gas emissions?	0	
	Will it reduce energy consumption?	0	
	Will it use renewable sources of energy?	0	
	Will it help local people cope with hotter drier summers and warmer winters?	0	
	Will it mitigate against the urban heat island effect?	0	
	Will it encourage the re-use of resources?	0	
	Will it encourage water efficiency and drought resilience?	0	
	Will it encourage the re-use or improvement of buildings and land that are vacant, underutilised or in disrepair?	+	The policy supports the provision of self and custom build homes which makes efficient use of land. This infers both developing at an appropriate density and exploring opportunities to improve land which is underutilised or in disrepair.
	Will it maintain or enhance biodiversity?	0	
IIAO7: To improve air quality in Southwark	Will it improve air quality?	0	
	Will it help to reduce emissions of PM10 and NO2?	0	
	Will it minimise construction impacts such as dust, noise, vibration and odours?	0	
	Will it encourage a reduction in the amount and length of journeys made by car?	0	

IIAO8: To avoid waste and maximise, re-use or recycle waste arising as a resource	Will it promote the reduction of waste during construction and operation/occupation?	0	
	Will it minimise the production of household and commercial waste?	0	
	Will it promote sustainable processing of waste?	0	
IIAO9: To encourage sustainable use of water resources	Will it result in a net increase in the demand for water and foul sewage disposal?	0	
	Will it encourage the re-use of water?	0	
	Will it maximise use of rainwater or other local water supplies?	0	
	Will it reduce discharges to surface and ground water?	0	
IIAO10: To maintain and enhance the quality of and soils	Will it result in the loss of open or previously undeveloped land?	0	
	Will it promote the re-use of previously developed land and buildings?	0	
	Will it use land effectively and efficiently, including mixed use and higher density development?	++	The policy recognises the pressures upon the supply of urban land and stresses the importance of plots making an efficient use of land.
	Will it encourage the remediation of land identified as potentially contaminated?	0	
	Will it prevent further contamination of soils?	0	
	Will it improve soil quality?	0	
IIAO11: To protect and enhance quality of	Will it conserve and enhance local landscape and townscape character and visual amenity?	0	

landscape and townscape	Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the townscape character?	0	
	Will it have a negative impact on important strategic/local views?	0	
	Will it incorporate sustainable design and construction techniques?	0	
IIAO12: To conserve and enhance the historic environment and cultural assets	Will it promote the historic environment and also contribute to better understanding of the historic environment?	0	
	Will it promote high quality design and sustainable construction methods?	0	
	Will it respect visual amenity and the spatial diversity of communities?	0	
	Will it maintain or increase access to leisure, sporting, cultural and arts destinations and facilities?	0	
	Will it improve leisure, sporting, cultural and arts provision?	0	
IIAO13: To protect and improve open spaces, green corridors and biodiversity	Will it encourage development on previously developed land?	+	The policy supports the provision of self and custom build homes which makes efficient use of land. This infers both developing at an appropriate density and exploring opportunities to improve land which is underutilised or in disrepair.
	Will it improve the quality and access to open spaces in areas of deficiency?	0	
	Will it provide a range of play spaces for children and young people?	0	
	Will it maintain, enhance and create green infrastructure assets and networks (e.g. green space, woodlands, public rights of way, open	0	

	recreation and sports facilities) across the area?		
	Will it help and improve biodiversity in the area overall and in particular avoid harm to species and habitats protected by international and UK law?	0	
	Will it protect and enhance natural habitats and protect priority species?	0	
	Will it encourage the creation of new habitats, including through the provision of additional open space and green roofs?	0	
	Will it help achieve the Biodiversity Action Plan (BAP) targets?	0	
	Will it help protect and provide opportunities for creating/enhancing/improving sites designated for their nature conservation value/biodiversity at local and national levels?	0	
IIA014: To reduce vulnerability to flooding	Will the development be in an area at risk of flooding?	--	The Thames flood risk zones and critical drainage areas cover the majority of the borough, therefore any housing development in Southwark will most likely be in an area at risk of flooding.
	Will it minimise the risk of and from flooding to people and their property?	0	
	Will it protect and improve flood defences and allow them to be maintained?	0	
	Will it promote the use of sustainable urban drainage systems?	0	
IIA015: To provide everyone with the opportunity to live	Will it improve the supply of housing?	+	The policy supports self-build homes from people or groups on Southwark's Self and Custom Build Register which will make a contribution towards Southwark's housing need.

in a decent home	Will it contribute towards increasing the range of housing mix, sizes, tenures and affordability to meet the identified current and future needs of all social groups and local residents, including older households?	0	
	Will it deliver “healthy homes” (e.g. in relation to warmth, overcrowding, noise and mental health)?	0	
	Will it improve overall design quality, including flexibility of stock to enable it to evolve to meet changing needs?	0	
IIAO16: To promote sustainable transport and minimise the need to travel by car	Will it encourage development at locations that enable walking, cycling and/or the use of public transport and connected to local services and facilities?	0	
	Will it reduce car use?	0	
	Will it reduce the number and length of journeys undertaken by car?	0	
	Will it reduce road traffic accidents?	0	
	Will it improve public transport?	0	
	Will it promote walking and cycling?	0	
	Will it allow people with mobility problems or a disability to access buildings and places?	0	
	Will it improve the connections across the area to local services, places of employment and green infrastructure?	0	
IIAO17: To provide the necessary	Will it provide enough social infrastructure and meet local needs?	0	

infrastructure to support existing and future development	Does the proposal explore opportunities for shared community use and co-location of services?	0	
	Will it provide enough physical infrastructure?	0	
	Will it provide enough green infrastructure?	0	

DM71 – Small Shops

IIA Objectives	Criteria for assessment	Score	Comment
IIAO1: To tackle poverty and encourage wealth creation	Will it improve the range of job opportunities for local people?	++	The policy seeks to support local independent businesses and retailers which will deliver a broader and more diverse employment base.
	Will it help diversify the economy?	++	The policy seeks to maximise diversity and consumer choice within town centres to avoid the risk of a one-dimensional economy.
	Will it increase the numbers of higher paid jobs in the borough?	+	The policy will seek to protect existing small and medium sized (SME) retail operators so that they continue to thrive, as well as supporting new businesses which can offer local employment opportunities.
	Will it help reduce overall unemployment, particularly long-term unemployment?	++	
	Will it encourage the retentions and/or growth of local employment and training opportunities in the most deprived areas?	++	
	Will it assist in providing land and buildings of a type required by businesses, for a range of employment uses?	++	The purpose of this policy is to provide retail space meeting a broader range of business requirements. This will encourage a more diverse retail and employment offer.
	Will it reduce poverty in those areas and communities/equalities groups most affected by poverty?	+	The policy will support independent local businesses providing a more diverse spread of employment opportunities.
	Will it improve access to low-cost transport and other facilities?	0	
	Will it promote and enable tourism opportunities to be exploited and employment created?	0	
	Will it result in a loss of employment land?	+	The policy supports the retention of employment generating retail uses.
IIAO2: To Improve	Will it provide opportunities to improve	0	

the education and skill of the population	the skills and qualifications of the population, particularly for young people and adults?		
	Will it help improve employee education/training programmes?	0	
	Will it help reduce skills shortages?	0	
	Will it help reduce disparity in educational achievement between different ethnic groups?	0	
IIAO3: To Improve the health of the population	Will it promote and facilitate healthy living and active lifestyles amongst different groups?	0	
	Will it improve access to health and social care treatment for all sectors of the community?	0	
	Will it maintain, enhance and create green infrastructure assets (e.g. green space, woodlands, recreation and sports facilities, allotments for recreation, exercise and access to locally produced food?	0	
	Will it improve the quality of housing for all?	0	
	Will it improve access to jobs for all and otherwise reduce poverty?	++	The policy supports and promotes small retail units in new development which are of type generally utilised by independent businesses which provide a source of employment for local people.
	Will it encourage a range and mix of land uses that underpin local health, for example, avoiding over concentration of hot food takeaways in one location?	0	
	Will it help to facilitate the supply and availability of locally produced food?	0	

	Will it help improve mental and emotional health, reducing social exclusion?	+	The policy will support the retention of small retail units and mitigate against the potential of local businesses being displaced by development. These small businesses often provide employment for local people to support mixed and balanced communities.
	Will it promote non-polluting forms of transport?	0	
	Will it reduce exposure to poor air quality across all groups?	0	
IIAO4: To reduce the incidence of crime and the fear of crime	Will it improve safety and security?	0	
	Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?	0	
	Will it provide for a well maintained and inclusive public realm and other public facilities?	0	
	Will it encourage an active and connect, strong and cohesive community?	+	The policy will support the retention of small retail units and mitigate against the potential risk of local businesses displaced by development. These small businesses often provide employment for local people to support mixed and balanced communities.
IIAO5: To promote social inclusion, equality, diversity and community cohesion	Will it help support the voluntary and community sectors?	0	
	Will it support active community engagement?	0	
	Will it support a diversity of lifestyles and communities?	+	The policy will protect small independent businesses to secure mixed and balanced communities as development comes forward.
	Will it promote accessibility for those people who are elderly or disabled?	0	
	Will it improve access to low-cost transport and other facilities?	0	
	Will it help sustain the provision of community facilities and open space that meets local needs?	0	

	Will it facilitate connection of existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	0	
	How will different groups of people be affected by the option or policy – including black and minority ethnic communities, women, disabled people, LGBT groups, older people, young people, children and faith groups?	+	The policy will help to support the existing shops and businesses which make an important contribution towards the local economy and provide job opportunities to the local community.
IIAO6: To reduce contributions to climate change	Will it reduce CO2 and other greenhouse gas emissions?	0	
	Will it reduce energy consumption?	0	
	Will it use renewable sources of energy?	0	
	Will it help local people cope with hotter drier summers and warmer winters?	0	
	Will it mitigate against the urban heat island effect?	0	
	Will it encourage the re-use of resources?	0	
	Will it encourage water efficiency and drought resilience?	0	
	Will it encourage the re-use or improvement of buildings and land that are vacant, under utilised or in disrepair?	0	
	Will it maintain or enhance biodiversity?	0	
IIAO7: To improve	Will it improve air quality?	0	

air quality in Southwark	Will it help to reduce emissions of PM10 and N02?	0	
	Will it minimise construction impacts such as dust, noise, vibration and odours?	0	
	Will it encourage a reduction in the amount and length of journeys made by car?	0	
IIAO8: To avoid waste and maximise, re-use or recycle waste arising as a resource	Will it promote the reduction of waste during construction and operation/occupation?	0	
	Will it minimise the production of household and commercial waste?	0	
	Will it promote sustainable processing of waste?	0	
IIAO9: To encourage sustainable use of water resources	Will it result in a net increase in the demand for water and foul sewage disposal?	0	
	Will it encourage the re-use of water?	0	
	Will it maximise use of rainwater or other local water supplies?	0	
	Will it reduce discharges to surface and ground water?	0	
IIAO10: To maintain and enhance the quality of and soils	Will it result in the loss of open or previously undeveloped land?	0	
	Will it promote the re-use of previously developed land and buildings?	0	
	Will it use land effectively and efficiently, including mixed use and higher density development?	0	

	Will it encourage the remediation of land identified as potentially contaminated?	0	
	Will it prevent further contamination of soils?	0	
	Will it improve soil quality?	0	
IIAO11: To protect and enhance quality of landscape and townscape	Will it conserve and enhance local landscape and townscape character and visual amenity?	0	
	Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the townscape character?	0	
	Will it have a negative impact on important strategic/local views?	0	
	Will it incorporate sustainable design and construction techniques?	0	
IIAO12: To conserve and enhance the historic environment and cultural assets	Will it promote the historic environment and also contribute to better understanding of the historic environment?	0	
	Will it promote high quality design and sustainable construction methods?	0	
	Will it respect visual amenity and the spatial diversity of communities?	+	The policy will retain existing small shops and local businesses supporting local employment opportunities.
	Will it maintain or increase access to leisure, sporting, cultural and arts destinations and facilities?	0	
	Will it improve leisure, sporting, cultural and arts provision?	0	
IIAO13: To protect and improve open	Will it encourage development on previously developed land?	0	

spaces, green corridors and biodiversity	Will it improve the quality and access to open spaces in areas of deficiency?	0	
	Will it provide a range of play spaces for children and young people?	0	
	Will it maintain, enhance and create green infrastructure assets and networks (e.g. green space, woodlands, public rights of way, open recreation and sports facilities) across the area?	0	
	Will it help and improve biodiversity in the area overall and in particular avoid harm to species and habitats protected by international and UK law?	0	
	Will it protect and enhance natural habitats and protect priority species?	0	
	Will it encourage the creation of new habitats, including through the provision of additional open space and green roofs?	0	
	Will it help achieve the Biodiversity Action Plan (BAP) targets?	0	
	Will it help protect and provide opportunities for creating/enhancing/improving sites designated for their nature conservation value/biodiversity at local and national levels?	0	
IIA014: To reduce vulnerability to flooding	Will the development be in an area at risk of flooding?	--	The Thames flood risk zones and critical drainage areas cover the majority of the borough, therefore any development in Southwark will most likely be in an area at risk of flooding.
	Will it minimise the risk of and from flooding to people and their property?	0	
	Will it protect and improve flood defences and allow them to be	0	

	maintained?		
	Will it promote the use of sustainable urban drainage systems?	0	
IIAO15: To provide everyone with the opportunity to live in a decent home	Will it improve the supply of housing?	0	
	Will it contribute towards increasing the range of housing mix, sizes, tenures and affordability to meet the identified current and future needs of all social groups and local residents, including older households?	0	
	Will it deliver “healthy homes” (e.g. in relation to warmth, overcrowding, noise and mental health)?	0	
	Will it improve overall design quality, including flexibility of stock to enable it to evolve to meet changing needs?	0	
IIAO16: To promote sustainable transport and minimise the need to travel by car	Will it encourage development at locations that enable walking, cycling and/or the use of public transport and connected to local services and facilities?	0	
	Will it reduce car use?	0	
	Will it reduce the number and length of journeys undertaken by car?	0	
	Will it reduce road traffic accidents?	0	
	Will it improve public transport?	0	
	Will it promote walking and cycling?	0	
	Will it allow people with mobility problems or a disability to access buildings and places?	0	

	Will it improve the connections across the area to local services, places of employment and green infrastructure?	0	
IIAO17: To provide the necessary infrastructure to support existing and future development	Will it provide enough social infrastructure and meet local needs?	0	
	Does the proposal explore opportunities for shared community use and co-location of services?	0	
	Will it provide enough physical infrastructure?	0	
	Will it provide enough green infrastructure?		