

Appendix 5: Assessment of area visions and site allocations (including the preferred option and alternative option)

The following tables set out the impacts identified through the IIA of the preferred option (Option B) and the alternative option (Option A – business as usual scenario)

IIA Objectives	Option A: Business as usual	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓	✓	-	?	Identification of strategic sites without influencing the land uses would be unlikely to achieve an uplift in employment floorspace due to the prevailing higher value of residential development across most of Southwark. The associated benefits would not be realised, however NSP development management policies would limit the loss of employment land and secure local employment in construction in the short term. Without guidance, development within areas and sites relating to enhance key economic clusters would not receive increased support.
IIA 2 To improve the education and skill of the population	?	-	?	?	Without the identification of land for new education facilities on suitable development sites, the delivery of new school places would be more challenging and uncertain. Delays to delivery in order to secure school sites outside of the planning system could impact on educational attainment and skills acquired by pupils. Without guidance, development to support the function of higher education facilities would not receive increased support.
IIA 3 To improve the health of the population	?	-	?	?	Without the identification of land for new primary and community healthcare facilities, the provision of sufficient and integrated health services would be more challenging and uncertain. Delays to delivery in order to secure sites could impact the effective diagnosis and treatment of disease and other health problems. Without identifying the opportunity for extra care facilities on certain sites, a shortfall in places to serve some older people and others with care needs could arise in the future. Various NSP development management policies will manage health impacts of development and secure public health gains. In the absence of area and site guidance however, strategic opportunities to support healthy lifestyles and wellbeing might not be included in development proposals.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	The identification of sites alone would have no significant effects. NSP policies would ensure development proposals design out crime as this will generally relate to the detailed design of proposals.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	?	?	?	x	Without guidance on sites and areas, opportunities to improve places for community cohesion and support a diversity of lifestyles could be missed. Delayed or insufficient expansion of school places could adversely affect children and young people. Failing to provide new and integrated health and care services could disproportionately affect older people and people with disabilities or other long-term conditions. In regeneration areas, people living in deprivation may have fewer opportunities to benefit from regeneration where uplifts in employment and new facilities are not provided. Acceleration of development in the short term may prove disruptive to social interaction. Broadly, NSP policies would otherwise manage the impacts of development which might adversely impact specific groups.
IIA 6 To reduce contributions to climate change	?	-	-	?	Without guidance strategic transport projects to reduce greenhouse gas emissions might receive less consideration. Draft NSP proposals would otherwise minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	-	-	-	-	The identification of sites alone would have no significant effects. NSP policies would require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	The identification of sites alone would have no significant effects. NSP policies would require adequate management of waste in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	The identification of sites alone would have no significant effects. NSP policies would require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	✓	✓	✓	-	The identification of the development potential of certain sites, due to their historic use, may encourage the remediation of contaminated land. NSP policies would secure that remediation.
IIA 11 To protect and enhance quality of landscape and townscape	?	-	?	?	Without guidance the full opportunities of sites to respond to their context and area-wide design considerations might not be realised in proposal. NSP policies would otherwise secure a high standard of design.
IIA 12 To conserve and enhance the historic environment and cultural assets	?	-	?	?	Without guidance the full consideration of heritage assets and opportunities for heritage-led regeneration might not be incorporated into development proposals. NSP policies would otherwise secure the protection of heritage assets.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	?	-	?	?	Without the identification of opportunities for new open space and green links sufficient space might not be provided to serve the needs of a growing population or habitats provided and connected for wildlife. Draft policies would otherwise protect existing designated open spaces and secure green infrastructure within development landscaping.
IIA 14 To reduce vulnerability to flooding	?	-	-	?	The identification of sites alone could encourage higher levels of development in areas of flood risk without strategic mitigation of cumulative impacts. NSP policies would otherwise ensure that flood risk due to development is managed.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓	✓	The identification of sites would support and accelerate the overall delivery of new homes as a large proportion of the resultant development would likely be residential. However, a less coordinated approach to infrastructure could result in unexpected costs on some sites putting the delivery of affordable housing at risk if development became unviable.
IIA 16 To promote sustainable transport and minimise the need to travel by car	?	-	-	?	Without guidance strategic transport projects to promote more sustainable modes of transport might receive less consideration. Draft NSP proposals would otherwise minimise car use and prioritise other modes of travel.
IIA 17 To provide the necessary infrastructure to support existing and future development	?	-	?	-	Without the identification of land to provide infrastructure including new education and health facilities and open space and the identification of area-wide improvements the delivery of infrastructure would be less coordinated. This could lead to delays in bringing forward necessary projects and slow down development depending on them. NSP policies would otherwise require development to deliver supporting infrastructure.

	Option B: Place shaping and place making	S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	Requiring an uplift in employment generating land uses on suitable sites would increase employment opportunities and in concert with draft NSP development management policies include those secured for local people, as well as opportunities in construction. The increase in business space and support for economic clusters within vision areas would more broadly strengthen the local and regional economy along to provide long-term opportunities for poverty reduction and wealth creation.
IIA 2 To improve the education and skill of the population	✓✓	-	✓	✓✓	By securing land for the expansion of school places on development sites the continued improvement in educational attainment and skills for young people would be supported. The identification of opportunities to expand higher education within vision areas and securing supportive land uses would allow universities to increase the range of educational opportunities on offer within Southwark.
IIA 3 To improve the health of the population	✓✓	✓	✓	✓✓	By securing land for primary and community health care facilities, sufficient accessible services would be available for a growing population. Delivery in the form of health hubs would allow the integration of services to improve their performance. There is a projected need for new extra care facilities in the future and suitable sites have been identified where this model of housing and care would be encouraged. There is an anticipated need for nursing home care, for which sites have not yet been identified that should be kept under review. Site, area and borough wide opportunities are identified to support healthy lifestyles and wellbeing, through increasing the range of local town centre facilities, providing open space and green links and extending the cycle network. Various NSP development management policies will manage health impacts of development and secure public health gains.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	The identification of sites would have no significant effects. NSP policies would ensure development proposals design out crime as this will generally relate to the detailed design of proposals.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	?	✓	✓✓	Through securing land for local amenities including town centre uses and public open space, providing pleasant walking and cycling routes across areas and enhancing place-specific character opportunities would be created for social interaction and community cohesion as well as a diversity of places for different lifestyles. In regeneration areas there will be more employment opportunities for people living in deprived areas as well as improvements to area living environments, affordable housing offer, education and services. Acceleration of development in the short term may prove disruptive to social interaction. Broadly, NSP policies would also manage the impacts of development which might adversely impact specific groups.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Visions and allocations would support strategic transport improvements to control and reduce greenhouse emissions, such as improving railway access and expanding the cycle network. There may be opportunities for strategic decentralised energy networks beyond the Old Kent Road area which could be further explored. NSP proposals would otherwise minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	-	-	-	-	The identification of sites would have no significant effects. NSP policies would require air quality neutral minor development and improvements to air quality from major development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	The identification of sites would have no significant effects. NSP policies would require adequate management of waste in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	The identification of sites would have no significant effects. NSP policies would require reductions in water use and water quality improvement from development.
IIA 10 To maintain and enhance the quality of land and soils	✓	✓	✓	-	The identification of the development potential of certain sites, due to their historic use, may encourage the remediation of contaminated land. NSP policies would secure that remediation.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Guidance on vision area character and key landscape or townscape features and site specific design guidance on how development opportunities can complement them are provided. This would ensure that key design considerations are understood at an early stage for development proposals. NSP policies would otherwise secure a high standard of design.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Signposting the presence of heritage assets and their contribution to vision area character would ensure that they are considered early in the design process. NSP policies would otherwise secure the protection of heritage assets.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	✓	By securing new open spaces on development sites and encouraging green links across vision areas the aims of the council's Open Space Strategy will be served to help meet the needs of a growing population. This will also provide opportunities for habitat creation for wildlife, including along strategic habitat corridors and in habitat restoration areas to strengthen the borough-wide green infrastructure network. NSP policies would otherwise protect existing designated open spaces and secure green infrastructure within development landscaping.
IIA 14 To reduce vulnerability to flooding	?	-	-	?	The identification of sites could encourage higher levels of development in areas of flood risk without strategic mitigation of cumulative impacts. With further investigation there may be opportunities to identify and support the delivery strategic sustainable drainage systems. NSP policies would otherwise ensure that flood risk due to development is managed.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	By identifying development capacity for residential development housing delivery would be supported and accelerated. By increasing certainty around infrastructure requirements housing growth should be sustained including affordable housing.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	-	✓	✓	Visions and allocations would support strategic transport improvements to promote sustainable transport, such as improving railway access and expanding the cycle network. NSP proposals would otherwise minimise car use and prioritise other modes of travel.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓✓	By securing land for infrastructure there would be greater assurance of its timely delivery, preventing delays to development. By giving greater guidance on the aims of area-wide improvements infrastructure may better help shape those places. NSP policies would otherwise require development to deliver supporting infrastructure.

The following tables set out the impacts identified through the IIA of the proposed submission version area visions and site allocations

IIA for Bankside & the Borough Area Vision and site allocations NSP01 – NSP09

IIA Objectives	Bankside and The Borough	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. The area vision looks to enhance the thriving economy by promoting it as an international destination for business headquarters as well as small businesses. The sub-area will capitalise upon the prosperous local tourism industry boosted by the town centre uses and active frontages proposed across many of the sites to create a vibrant urban area and generate a more diverse supply of local job opportunities.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Provision of a new secondary school and sixth form proposed at NSP04 London Fire and Emergency Planning Authority site will create a more skilled and educated local population. Under NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓	✓	✓	✓✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. High density development envisaged will free up space and routes between building plots to improve legibility and promote social interaction. More job opportunities generated by employment space uplift and town centre uses will help reduce poverty as an underlying determinant.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improved permeability and activation of frontages, particularly along the low-line route, will open up spaces to promote social interaction and the feeling of public safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. The provision of a new sports hall with the delivery of the new school at NSP04 could be accessible to the public during evenings and weekend, to increase provision of leisure/recreation space and become an important asset accessible to all groups of the local community.
IIA 6 To reduce contributions to climate change	-	?	-	✓	Low-line, green links and planned cycle ways will promote active transport modes, improving air quality and mitigating greenhouse gas emissions. Despite excellent public transport links, the sub-area experiences some of the heaviest congestion in the borough, notably along Borough High Street stretching to London Bridge – CO2 emissions suffer as a result and these could be exacerbated by accelerated levels of construction and demolition. NSP policies will seek to minimise carbon dioxide emissions from development and encourage walking and cycling as an attractive alternative to motorised private or public transport.
IIA 7 To improve the air quality	-	?	-	✓	Low-line, 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 suffers as a result of high levels of congestion, notably along Borough High Street stretching to London Bridge, this could be exacerbated by accelerated levels of construction and demolition. NSP policies require air quality neutral standards to be met and development and improvements to air quality from development.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. NSP policies require a adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to manage and offset its impact.

IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land but soil quality is unlikely to significantly improve due to fewer large scale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is due to be retained and the vision requires that development increase or improves the number and quality open spaces and the public realm. Enhanced high-quality public realm should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and archaeological assets 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	✓	-	✓	✓	All existing open space is due to be retained and the vision requires that development increase or improve the number and quality open spaces. This provides the opportunity to create new habitats which will enhance biodiversity and reinforce the aspirations of the ecology restoration zones (River Thames Restoration Zone and Red Cross Gardens - and surrounds Restoration Zone).
IIA 14 To reduce vulnerability to flooding	✓	-	✓	✓	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. Part of the east of the vision area falls within a Critical Drainage Area and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. NSP policies require flood risk to be reduced through implementing on-site sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. 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	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Provision of a new secondary school and sixth-form proposed at NSP04: London Fire and Emergency Planning Authority will benefit new residents and the existing local community to foster a higher skilled and educated local population. The provision of new sports hall also on this site could be accessible to public during evenings and weekend, to increase provision of leisure/recreation space, presenting an important community asset. Green links and the planned cycle networks will enhance connectivity across the sub-area.

IIA for Bermondsey Area Vision and site allocations NSP10 – NSP13

IIA Objectives	Bermondsey	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. The area vision and site allocations for Bermondsey the most part prioritise the delivery small business space for creative and cultural employment uses to create a diverse employment base and a range of job opportunities. This approach will help foster a thriving creative industries hub, providing an employment cluster accessible to local people and safeguarding the retention of existing local businesses. The transition away from light industrial uses in some cases (NSP 10 and NSP12) could result in the loss of this type of job opportunity, although the anticipated uplift of employment space let as smaller units will attract a variety of different employers and opportunities. Town centre uses and active frontages proposed across many of the sites within the vision area will create a vibrant urban area.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Provision of a replacement secondary school alongside workspace for small and medium size enterprises at NSP10 will provide a vital skills base to educate future generations and substantially increase the proportion of skilled workers in the area through apprenticeships and other training programmes. Under NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. Higher density development envisaged will free up space and routes between building plots to improve legibility and promote social interaction. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improved permeability and activation of frontages, particularly along the low-line route, will open up spaces to promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement, including proposed courtyards, will be accessible to all groups in order promote sense of community.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. The potential provision of community spaces and facilities as part of town centre uses prescribed in at NSP10 and NSP12 will provide the opportunity to bring together and provide services for a variety of groups for the benefit of the local community to promote social cohesion. It will be particularly important to integrate the south / south-east areas of Bermondsey as they fall within the most deprived areas in Southwark. It is therefore essential that these areas will reap the benefits of redevelopment to reduce the inequality gap.
IIA 6 To reduce contributions to climate change	-	-	-	✓	Low-line, green links and planned cycle ways will promote active transport modes, improving air quality and mitigating greenhouse gas emissions. Enhanced green linkages and proposed additional open space will encourage urban greening to adapt to the effects of climate change and reduce the urban heat island effect. Despite excellent public transport links, the sub-area experiences some of the heaviest congestion in the borough, notably along Tower Bridge Road – CO2 emissions suffer as a result and these could be exacerbated by accelerated levels of construction and demolition. NSP policies seek to minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	-	-	-	✓	Low-line, 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 suffers as a result of high levels of congestion, notably along Tower Bridge Road, this could be exacerbated by accelerated levels of construction and demolition. However, transition away from industrial uses (NSP 10 and NSP12) might improve air quality as well limiting the number of HGV's within the sub-area which should have a positive effect on congestion. NSP policies requires development to meet air quality neutral standards and improve air quality.

IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. NSP policies require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to manage and offset its impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land, particularly on the former industrial sites, but soil quality is unlikely to significantly improve due to few large scale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is due to be retained whilst new open space proposed will encourage urban greening and landscape enhancements. Enhanced high-quality public realm where redevelopment occurs should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and areas of archaeological significance 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	✓	-	✓	✓	All existing open space is due to be retained whilst proposed open space and enhanced green links will encourage urban greening and landscape enhancements. They provide the opportunity to create new habitats which will enhance biodiversity and reinforce the aspirations of the ecology restoration zone (River Thames Restoration Zone).
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. The west of the sub-area falls within a Critical Drainage Area and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. 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	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links and planned cycle ways will further promote active transport modes.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Provision of a replacement secondary school alongside workspace for small and medium size enterprises at NSP08 will provide a vital skills base to educate future generations and substantially increase the proportion of skilled workers in the area through apprenticeships and other training programmes. The potential provision of community space at NSP10 will bring together a variety of groups for the benefit of the local community to promote social cohesion. It will be particularly important to ensure the south / south-east areas of Bermondsey are supported by the necessary social infrastructure to prosper and improve quality of life as they fall within the most deprived areas in Southwark. It is therefore essential that these areas will reap the benefits of redevelopment to reduce the inequality gap. Green links and the planned cycle networks will enhance connectivity across the sub-area.

IIA for Blackfriars Road Area Vision and site allocations NSP14 – NSP21

IIA Objectives	Blackfriars Road	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide an uplift in employment space leading to increased local job opportunities. Under NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. The area vision looks to enhance the thriving economy by being promoted as an international destination for business headquarters and home to small and medium sized businesses, providing flexible workspace alongside cultural, leisure and arts facilities to capitalise upon the thriving local tourism industry. This will be boosted by the town centre uses and active frontages proposed across many of the sites to create a vibrant urban area and generate a more diverse supply of local job opportunities.
IIA 2 To improve the education and skill of the population	✓	-	✓	✓	Under NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Provision of town centre uses such as D1 and D2, which can include community centres and health facilities, specifically on NSP16 and 17, will continue to serve the local community to ensure sufficient, accessible and high quality health services and community facilities for the existing and future populations. Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. High density development envisaged will free up space and routes between building plots to improve legibility and promote social interaction. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	New public spaces and the vibrant mix of uses proposed around Paris Gardens will improve legibility and deliver a vibrant destination and hub of activity which draws together a variety of groups to promote social cohesion. Improved permeability and activation of frontages, particularly along the low-line route, will open up spaces to promote social interaction and the feeling of public safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	x	✓	✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and address issues of severance. The new public space and the vibrant mix of uses proposed Paris Gardens (NSP20 and NSP21) will deliver a vibrant destination and hub of activity which draw together a variety of groups and promote social cohesion. Provision of community and leisure uses for the benefit of new residents and the existing local community proposed at Ludgate House and Sampson House (NSP17) as well as the retention of the community centre, at NSP16 will be accessible to all groups and encourage social interaction. Public realm and accessibility enhancements around Southwark Station will improve access to facilities and opportunities for all. There may also be disruptions to local communities due to reconstruction from the concentration of large scale redevelopment in a localised area in the short term which will have to be carefully managed to mitigate these impacts.
IIA 6 To reduce contributions to climate change	✓	?	✓	✓	Low-line, green links, planned cycle ways and improved access to Southwark Station will promote active and sustainable transport modes, improving air quality and reducing greenhouse gas emissions. Enhanced green linkages and new public space proposed at Paris Gardens will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience in this ecology restoration zone. Despite excellent public transport links, Blackfriars Road experiences high levels of traffic and congestion – CO2 emissions suffer as a result and these could be exacerbated by accelerated levels of construction and demolition. NSP policies seek to minimise carbon dioxide emissions from development to offset this impact.
IIA 7 To improve the air quality	?	?	-	?	Low-line, 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 suffers as a result of high levels of congestion, particularly along Blackfriars Road; this could be exacerbated by accelerated levels of construction and demolition. NSP policies requires development to meet air quality neutral standards and improve air quality

IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. NSP policies require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to manage and offset its impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land but soil quality is unlikely to significantly improve due to fewer large scale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas where they apply. All existing open space is due to be retained whilst new public space proposed site allocations adjacent to Paris Gardens (NSP20 and NSP21) will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and areas of archaeological significance 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	✓	-	✓	✓	All existing open space is due to be retained whilst new public space is proposed as part of NSP20 at Paris Gardens and enhanced green links will encourage urban greening and landscape enhancements. They provide the opportunity to create new habitats which will enhance biodiversity and reinforce the aspirations of the ecology restoration zones (River Thames Restoration Zone and Red Cross Gardens - and surrounds Restoration Zone).
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. 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	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes. Provision of an enhanced accessible tube station at NSP18: Southwark Station will encourage use of public transport.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Requirements for town centre uses such as D1 and D2 uses, which can include community centres and health facilities, will continue to serve the local community to ensure sufficient, accessible and high quality health services for the existing and future populations. The new public space and the vibrant mix of uses proposed as part of NSP20 at Paris Gardens will deliver a vibrant destination and hub of activity which draw together a variety of groups and promote social cohesion. Provision of community and leisure uses for the benefit of new residents and the existing local community proposed at NSP17 Ludgate House as well as the retention of the community centre at NSP16 will be accessible to all groups and encourage social interaction. Public realm and accessibility enhancements around Southwark Station will improve access to facilities and opportunities for all. Green links and the planned cycle networks will enhance connectivity across the sub-area.

IIA for Camberwell Area Vision and site allocations NSP22 – NSP34

IIA Objectives	Camberwell	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Employment site allocations for the most part seek to improve the provision of small business space to complement the thriving small business, creative and cultural employment clusters in Camberwell which will generate a diverse range of employment opportunities. The transition away from light industrial uses in some cases for example; NSP22, NSP23 and NSP25, could result in the loss of this type of job opportunity, although the anticipated uplift of employment space let as smaller units will attract a variety of different employers and opportunities. Town centre uses and active frontages proposed across many of the sites within the vision area will create a vibrant urban area, while the improvement of transport links and connectivity enhancements, notably the reopening of Camberwell Station, will improve access to employment opportunities and other facilities for all existing and future residents. These enhanced transport connections will become the catalyst for further investment in the area.
IIA 2 To improve the education and skill of the population	✓	-	✓	✓	Under NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓	-	✓	✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. Higher density development envisaged will free up space and routes between building plots to improve legibility and promote social interaction. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant. Improvement of transport links and connectivity enhancements, notably the reopening of Camberwell Station, will improve access to employment opportunities and other facilities for all existing and future residents. These enhanced transport connections will become the catalyst for further investment in the area. The potential for extra care homes provision across the majority of sites within the sub-area recognises the importance of addressing borough-wide needs in a suitable location. NSP35 ('Denmark Hill Campus East', part of the Denmark Hill health cluster) protects the strategic health facilities the site provides and requires that any redevelopment preprovide, support and enhance this function. This will ensure access to key health services for local residents, workers and visitors and those from further afield will continue to be provided for the benefit of public health.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	Improved permeability and activation of frontages, particularly along the low-line route, will open up spaces to promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement accessible to all groups will promote an enhanced sense of community.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. New public spaces and the mix of uses proposed around Camberwell Station will create an impressive transport node and vibrant destination which will draw together a variety of groups, encourage further inward investment and promote social cohesion. Enhanced accessibility offered by the reopening of Camberwell Station and public realm enhancements will improve access to facilities and opportunities for all. There may also be disruptions to local communities from the concentration of large scale redevelopment in a localised area. Camberwell may be particularly susceptible to the impacts of this type of disruption given that it includes some of the most deprived areas of the borough, however the long term benefits of redevelopment should be far reaching as demonstrated in the rest of the integrated impact assessment for the vision area and site allocations. Potential loss of the community hall and faith building at NSP28 could result in the loss of an important ethnic community asset but could also facilitate their relocation to a more suitable location. Potential for extra care homes provision across the majority of sites within the sub-area would help ensure development serves all groups.
IIA 6 To reduce contributions to climate change	✓	?	✓	✓	Low-line, green links, planned cycle ways and significantly the reopening of Camberwell Station will promote active transport and sustainable modes, improving air quality and reducing greenhouse gas emissions. Enhanced green linkages and new public spaces around Camberwell Station will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience of the Burgess Park and surrounds core habitat area. Although improved public transport should help to address congestion

					particularly around the crossroads in Camberwell, CO2 emissions could still be exacerbated by accelerated levels of construction and demolition. NSP policies seek to minimise carbon dioxide emissions from development to offset this impact..
IIA 7 To improve the air quality	✓	?	✓	✓	Low-line, 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 suffers as a result of heavy congestion at the crossroads in Camberwell, this could be exacerbated by accelerated levels of construction and demolition. However, transition away from industrial uses proposed at many of the site allocations might improve air quality as well limiting the number of HGVs within the sub-area which should have a positive effect on congestion and emissions. NSP policy requires development to meet air quality neutral standards and improve air quality
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. NSP policies require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to manage and offset its impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land, particularly on the former industrial sites, but soil quality is unlikely to significantly improve due to few large scale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is to be retained whilst new open space proposed around Camberwell Station will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape. The increased densities proposed at many of the site allocations will release pockets of space between building plots for public greenspace which will improve the quality of landscape and create a more legible townscape across the sub-area.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and areas of archaeological significance 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	✓	-	✓	✓	All existing open space is to be retained whilst new open space is proposed and enhanced green links will encourage urban greening and landscape enhancements. The core habitat area around Burgess Park, green links and living roofs will look to support and enhance biodiversity.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. The majority of the sub-area falls within a Critical Drainage Area and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. Proposals for multiple developments within a concentrated area could be further investigated to assess their cumulative impact and determine whether any strategic measures to manage surface water could be encouraged. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. 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	✓✓	-	✓	✓✓	Camberwell will benefit from significantly improved transport connections, notably the reopening of Camberwell Station. It is anticipated these improvements will reduce reliance upon the private car and provide benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓✓	Green links and the planned cycle networks will enhance connectivity across the sub-area. Potential for extra care homes provision across the majority of sites within the sub-area recognises the importance of addressing a local need and ensure development will benefit all groups.

IIA for Crystal Palace and Gipsy Hill Area Vision and site allocation NSP35

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 NSP35 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 NSP35 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 NSP35 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 address 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 reducing greenhouse gas emissions. NSP policies 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. NSP policies requires development to meet air quality neutral standards and improve air quality
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	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. NSP policies require reductions in water use and water quality improvement from development to try to manage and offset its impact.
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, listed buildings and areas of archaeological significance 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. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
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 NSP35 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.

IIA for Dulwich Area Vision and site allocation NSP36

IIA Objectives	Dulwich	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 Dulwich seeks to prioritise the provision of new homes as well as encouraging small shops and services to complement and improve Dulwich's shopping centres. Should a public house no longer be viable at NSP36, the site allocation provides for at least an equivalent amount of employment space be provided including shops, restaurants or bars with active ground floor frontages. The limited provision of additional employment floorspace is unlikely to provide a significant uplift in local job opportunities however there is not such a vital need in this prosperous residential area and largely 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 Dulwich, however the vision requires that development should support improvements to local services to meet the local demand, including school places.
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 and exposure to poor air quality. The retention of health centre at NSP36 will provide primary healthcare services to support the existing and future residential community of Dulwich. 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 at NSP36 recognises the importance of addressing borough-wide needs in a suitable location.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	-	Dulwich benefits from low-levels of crime and deprivation. Improved permeability and activation of frontages in Dulwich Village and Lordship Lane will promote social interaction and the feeling of public safety.
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 site allocation of NSP36 is reflective of this approach by safeguarding the retention of existing community assets in the Grove Tavern Public House. Green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and address issues of severance. Potential for extra care homes provision identified in the site allocation recognises the importance of addressing a local need.
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 reducing greenhouse gas emissions. Enhanced green linkages will increase ecological resilience of the Great North Wood – centred around Dulwich core habitat area. NSP policies 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. However NSP36 has identified that the air quality along the South Circular (A205), which the site allocation is located adjacent to, is poor. The site allocation specified that this should be addressed and mitigated through any redevelopment of the site. NSP policies requires development to meet air quality neutral standards and improve air quality
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	NSP policies 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 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. NSP policies require reductions in water use and water quality improvement from development to try to offset its impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	As a predominantly low density residential suburb Dulwich likely benefits from good quality ground conditions. All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land where applicable.

IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas and listed buildings where they apply. All existing open space is to be retained and the greenspace of Dulwich 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. Development at NSP36 should carefully consider the sites relation to and setting of Dulwich Park.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and areas of archaeological significance 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 Dulwich is to be retained and the greenspace of Dulwich enhanced by green linkages creating a more legible environment and green corridors to support biodiversity, in particular the ecological resilience of the Great North Wood – centred around Dulwich core habitat area.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	The majority of the sub-area falls within a Critical Drainage Area, however the minor level of development anticipated in Dulwich is unlikely to have a significant impact upon flood risk or increasing the risk of flooding elsewhere. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Whilst development opportunities in Dulwich are relatively limited, Dulwich has 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 site allocation of NSP36 seeks to safeguard the retention of existing community assets in the Grove Tavern Public House.. This will help retain and provide important local assets part of the area's social infrastructure 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 at both site allocations in Dulwich recognises the importance of addressing a local need and ensure development will benefit all groups.

IIA for East Dulwich Area Vision and site allocations NSP37 – NSP41

IIA Objectives	East Dulwich	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 East Dulwich seeks to prioritise the provision of new homes as well as encouraging small shops to complement and improve the employment opportunities and service provision along Lordship Lane, Grove Vale and Forest Hill Road. A wider provision of employment uses will be sensitive to the surrounding residential neighbourhoods and only employment uses which will not harm the amenity of residential properties will be approved.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Provision of a new secondary school on the site of East Dulwich Community Hospital (NSP41) will create a more skilled and educated population delivering improved job opportunities and routes into work.
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 and exposure to poor air quality. The proposed delivery of a new health centre at the East Dulwich Community Hospital site (NSP41) will provide vital health provision to support the existing and future residential community of East Dulwich. The suburban density zone provides significant amounts of open space for leisure and recreation to encourage social interaction and healthy lifestyles. Improved accessibility to greenspace surrounding NSP38 will improve access to this recreation and leisure provision. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant. The potential for extra care homes provision across the majority of sites within the sub-area recognises the importance of addressing borough-wide needs in a suitable location.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Dulwich benefits from low-levels of crime and deprivation. Improved permeability and activation of frontages along Lordship Lane, Grove Vale and Denmark Hill Road will promote social interaction and the feeling of public safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Levels of poverty and deprivation are low in this more suburban area with the vision seeking to improve accessibility to housing and widen provision of services supporting the local community. Many of the site allocations are reflective of this approach, including the proposed provision of a new school and health centre (NSP41) providing an important function to support a healthy residential community and access to services for all. Green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and address issues of severance. Potential for extra care homes provision across the majority of sites within the sub-area would help ensure development serves all groups.
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 reducing greenhouse gas emissions. Enhanced green linkages will increase ecological resilience of the Great North Wood – centred around Dulwich core habitat area. Dulwich benefits from substantial existing greenspace which mitigate the effects of climate change and urban heat island effect. Priority of walking, cycling and public transport should reduce pressure on car parking and improve accessibility, however use of the private car is still likely to be high and increased delivery of housing may place pressures on public transport and generate additional traffic in the area. NSP policies seek to minimise carbon dioxide emissions arising from development to offset this impact.
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. NSP policies require development to meet air quality neutral standards and improve air quality. Priority of walking, cycling and public transport will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	NSP policies require adequate management of waste arising from construction and intensified development in accordance with the waste management hierarchy. Some of the site allocations within East Dulwich (NSP37 and NSP41) indicate the potential retention and reuse of existing buildings, limiting the need for demolition and waste.
IIA 9	-	-	-	-	The comparatively low uplift in employment and residential floorspace may place some minor additional pressures on the water network. Development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies

To encourage sustainable use of water resources					require reductions in water use and water quality improvement from development to manage and offset any impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	As a predominantly low density residential suburb East Dulwich likely benefits from good quality ground conditions. All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land where applicable.
IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas where they apply. Existing open space is to be retained and the greenspace of Dulwich 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. Proposals at NSP38 should sensitively consider how the development will relate to and enhance the surrounding greenspace.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and areas of archaeological significance 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 East Dulwich will be enhanced by green linkages creating a more legible environment and green corridors to support biodiversity, in particular the ecological resilience of the Great North Wood – centred around Dulwich core habitat area.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures. The sub-area falls within Critical Drainage Area however the comparatively minor level of development anticipated in East Dulwich is unlikely to have a significant impact upon flood risk or increasing the risk of flooding elsewhere. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Whilst development opportunities in East Dulwich are relatively limited, the area has the potential to contribute towards meeting Southwark's housing need. 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. Potential for extra care homes provision across the majority of sites within the sub-area recognises the importance of addressing a local need and ensure development will benefit 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 proposed delivery of a new secondary school and health centre at the East Dulwich Community Hospital site (NSP41) will significantly improve social infrastructure provision for the benefit of existing and future residents. Green links and the planned cycle networks will enhance connectivity across the sub-area. Potential for extra care homes provision across the majority of sites within the sub-area recognises the importance of addressing a local need and ensure development will benefit all groups.

IIA for Elephant and Castle Area Vision and site allocations NSP42 – NSP49

IIA Objectives	Elephant and Castle	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Site allocations for the most part allow for the delivery of flexible workspace to provide a diverse range of employment opportunities. The transition away from light industrial uses in some cases (NSP42 and NSP44) could result in the loss of this type of job opportunity, further curation of the employment offer would help manage the risk of creating a one-dimensional local economy. Town centre uses and active frontages proposed across many of the sites within the vision area should create a vibrant urban area which capitalises upon the growing tourism industry of Elephant and Castle, thus helping to generate a more diverse supply of local employment opportunities. Provision of research and education facilities to support LSBU quarter will create a more skilled and educated population and a greater proportion of higher paid jobs in time. The vision requires development provides opportunities for small businesses, including those which are part of and serve the local Latin American community. This should help encourage wealth creation across a range of existing groups located in the Elephant and Castle vision area.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓	✓✓	Provision of research and education facilities to support the LSBU quarter will create a more skilled and educated population. Under NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓	✓	✓	✓✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. High density development around Elephant and Castle roundabout will free up space and routes between building plots to improve legibility and promote social interaction. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant. Potential delivery of new community health hubs (NSP43, NSP44, NSP45 NSP46 and NSP47) will ensure sufficient, accessible and higher quality primary and community health services for a growing population.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	✓	✓	New public spaces and the vibrant mix of uses proposed at NSP46 Skipton House and NSP47 Elephant and Castle Shopping Centre sites will deliver two vibrant destinations and hubs of activity which draw together a variety of groups to promote social cohesion and improve safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. New public spaces and the vibrant mix of uses proposed at NSP46 Skipton House and NSP47 Elephant and Castle Shopping Centre site will deliver two vibrant destinations and hubs of activity which draw together a variety of groups and promote social cohesion. Enhanced accessibility and public realm around Elephant and Castle Station will improve access to facilities and opportunities for all. The Southwark Playhouse cultural use will be retained at NSP44. In the short term there will be the loss of a community asset in the Perry Library by proposals for NSP46. There may also be disruptions to local communities from the concentration of large scale redevelopment in a localised area.
IIA 6 To reduce contributions to climate change	-	?	-	✓	Low-line, green links, planned cycle ways and improved access to Elephant and Castle Station will promote active and sustainable transport modes, improving air quality and reducing greenhouse gas emissions. Enhanced green linkages and new public spaces proposed at NSP46 Skipton House, NSP47 Elephant and Castle Shopping Centre site, and NSP43 Bakerloo Sidings site will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience in the Heygate and Aylesbury local restoration area. Despite excellent public transport links, the Elephant and Castle junction experiences some of the heaviest congestion in the borough – CO2 emissions suffer as a result and these could be exacerbated by accelerated levels of construction and demolition. NSP policies seek to minimise carbon dioxide emissions from development to offset this impact..

IIA 7 To improve the air quality	-	?	-	✓	Low-line, 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 suffers as a result of congestion at the Elephant and Castle junction, this could be exacerbated by accelerated levels of construction and demolition. NSP policies requires development to meet air quality neutral standards and improve air quality
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. NSP policies require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to manage and offset this impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites may provide opportunities to remediate contaminated land, particularly on the former industrial sites, but soil quality is unlikely to significantly improve due to fewer large scale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is due to be retained whilst new public spaces proposed at NSP45 Skipton House, NSP46 Elephant and Castle Shopping Centre site, and NSP42 Bakerloo Sidings site will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas and areas of archaeological significance and designed in a way which seeks to enhance the setting of historical assets where relevant. The Southwark Playhouse cultural use will be retained at NSP43 to safeguard an important cultural asset. In the short term there will be the loss of a community asset in the Perry Library by proposals for NSP46.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	All existing open space is due to be retained whilst new public spaces is proposed at NSP46 Skipton House, NSP47 Elephant and Castle Shopping Centre site, and NSP43 Bakerloo Sidings site. Along with green links these will encourage urban greening and landscape enhancements. These provide the opportunity to create new habitats to reinforce the Heygate and Aylesbury ecology local restoration area.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. 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	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	-	✓	✓✓	Provision of community and leisure uses for the benefit of new residents and the existing local community are proposed at NSP46 Skipton House. New public spaces and the mix of uses proposed at NSP46 Skipton House and NSP47 Elephant and Castle Shopping Centre site will deliver two vibrant destinations and hubs of activity. Green links will enhance connectivity across the sub-area. Several site allocations have been identified to potentially deliver a new health centre at NSP43, NSP44, NSP45 NSP46 and NSP47.

IIA for Herne Hill & North Dulwich Area Vision and site allocations NSP50

IIA Objectives	Herne Hill	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Development will seek to expand and diversify the business cluster around the railway viaducts to deliver a wider provision of local job opportunities and tackle any local unemployment. The single site allocation (NSP50) is reflective of this approach by seeking to contribute to the existing business cluster of Herne Hill by providing at least the equivalent amount of employment floorspace currently on the site and by introducing more intensive uses on site to increase the number of local job opportunities. However, the limited provision of additional employment floorspace is unlikely to provide a significant uplift in local job opportunities.
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 Herne Hill, although the relative prosperity of the area perhaps does not necessitate a substantial need.
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 and exposure to poor air quality. Herne Hill benefits from substantial greenspace assets for leisure and recreation to encourage healthy lifestyles, most notably Brockwell Park, located in the London Borough of Lambeth. More job opportunities generated by employment space uplift and town centre uses will help reduce poverty as an underlying determinant. Proposals will deliver an improved quality and provision of housing accessible to all groups.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Herne Hill benefits from comparatively low levels of crime and deprivation. Improved permeability and activation of frontages along Half Moon Lane, Herne Hill and Norwood Road displaying a vibrant mix of uses will promote social interaction and the feeling of public safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and address issues of severance. Vibrant mix of town centre uses and active frontages proposed along Norwood Road, Herne Hill and Half Moon Lane will promote social interaction.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Green links and planned cycle ways to the north of Herne Hill vision area will promote active transport and sustainable modes, improving air quality and reducing greenhouse gas emissions. Herne Hill benefits from substantial existing greenspace which mitigate the effects of climate change and urban heat island effect. Proposed new open space towards top of Half Moon Lane will improve this. Priority of walking, cycling and public transport should reduce pressure on car parking and improve accessibility. NSP policies 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 benefiting from the lower densities and extensive greenspace. NSP policies require development to meet air quality neutral standards and improve air quality. Priority of walking, cycling and public transport will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	NSP policies require adequate management of waste arising from construction and intensified development in accordance with the waste management hierarchy. The minor amount of development proposed and reuse of an existing site is likely to have a comparatively low impact upon waste arising from demolition and development.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	The comparatively low uplift in employment and residential floorspace may place some minor additional pressures on the water network. Development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to manage and offset this impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land where applicable. NSP50 Bath Trading Estate promotes the re-use of previously developed land and may provide opportunities to improve ground conditions if parts of the site are cleared and redeveloped.

IIA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas where they apply. All development sites will be sensitive to their respective character setting and will seek to enhance the environment they are situated within. Development at NS50 should carefully consider the sites relation to Brockwell Park.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and areas of archaeological significance 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 biodiversity and existing open space of Herne Hill will be enhanced by green linkages creating a more legible environment and green corridors to promote biodiversity, supporting the aspirations of the Strategic Habitat Corridor running through the sub-area.
IIA 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. The sub-area falls within Critical Drainage Area and Herne Hill has been subject to several serious surface water flooding incidents over the past 20 years. In response to this the area vision specifically requires that developments should improve surface water drainage in the area to address and mitigate this risk., while NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Whilst development opportunities in Herne Hill are relatively limited, infill sites have the potential to contribute towards meeting Southwark's housing need. 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, 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 extensive open space and greenspace assets of Herne Hill will be retained and proposed green links will create a more legible and connected environment.

IIA for London Bridge Area Vision and site allocations NSP51 – NSP54

IIA Objectives	London Bridge	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Site allocations for the most part allow for the delivery of flexible workspace to provide a diverse range of employment opportunities. Further curation of the employment offer would help manage the risk of creating a one-dimensional local economy and ensure job opportunities are accessible to all. Town centre uses and active frontages proposed across many of the sites within the vision area should create a vibrant urban area which capitalises upon the thriving tourism industry of London Bridge, thus helping to generate a more diverse supply of local employment opportunities.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	Provision of research and education facilities alongside the London Bridge Health Cluster (NSP51) will create a more skilled and educated population. Under NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. High density development expected will free up space and routes between building plots to improve legibility and promote social interaction through the provision of new public spaces, such as one expected at NSP53. More job opportunities generated by employment space uplift and town centre uses which will help reduce poverty as an underlying determinant. Delivery and enhancement of the London Bridge Health Cluster (NSP51) will ensure sufficient, accessible and higher quality primary and community health services for a growing population.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	✓	✓	New public spaces (NSP53) and the vibrant mix of uses proposed delivered across the site allocations will create hubs of activity which draw together a variety of groups to promote social cohesion and improve safety. High quality and inclusive public realm enhancements, accessible to all groups will promote a sense of community.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. New public spaces (NSP53) and the vibrant mix of uses proposed delivered across the site allocations will create hubs of activity which draw together a variety of groups to promote social cohesion.
IIA 6 To reduce contributions to climate change	?	?	-	✓	Low-line, green links and planned cycle ways will promote active transport and sustainable modes, improving air quality and reducing greenhouse gas emissions. Higher densities anticipated will release pockets of space between buildings for landscape enhancements to encourage urban greening and adapt to the effects of climate change, reducing the urban heat island effect. Despite excellent public transport links, London Bridge experiences some of the most heavily congested roads in the borough – CO2 emissions suffer as a result and these could be exacerbated by accelerated levels of construction and demolition. NSP policies seek to minimise carbon dioxide emissions from development to offset this impact. The area vision identifies London Bridge as a place where development should deliver greenery and innovations in environmental resilience incorporated into buildings. This will help mitigate the impacts of climate change.
IIA 7 To improve the air quality	?	?	-	✓	Low-line, 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 suffers as a result of heavy congestion around London Bridge, this could be exacerbated by accelerated levels of construction and demolition. NSP policies requires development to meet air quality neutral standards and improve air quality
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. NSP policies require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.

IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to try to manage and offset its impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites and may provide opportunities to remediate contaminated land, but soil quality is unlikely to significantly improve due to fewer large scale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing green space is due to be retained and the additional public space provided at NSP53 and green linkages proposed will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and areas of archaeological significance and designed in a way which seeks to enhance the setting of historical assets where relevant. Development will be sensitive to the historical significance of London Bridge and Borough High Street.
IIA 13 To protect and enhance open spaces, green corridors and biodiversity	✓	-	✓	✓	Limited opportunities to enhance biodiversity and greenspace due to the sub-areas density. All existing open space is due to be retained whilst new public space proposed at NSP53 along with green links these will encourage urban greening and landscape enhancements in the ecology restoration zones (River Thames Restoration Zone and Red Cross Gardens - and surrounds Restoration Zone).
IIA 14 To reduce vulnerability to flooding	?	-	-	?	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. The sub-area falls within a Critical Drainage Area and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. Proposals for multiple developments within a concentrated area could be further investigated to assess their cumulative impact and determine whether any strategic measures to manage surface water could be encouraged. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. 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	✓	✓	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Low-line, green links, planned cycle ways and station access improvements will further promote active transport modes.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Delivery and enhancement of London Bridge Health Cluster (NSP51) will provide education and research facilities which will improve skills leading to job opportunities as well as ensuring sufficient, accessible and higher quality primary and community health services for a growing population. Green links will enhance connectivity across the sub-area, promoting healthy lifestyles and improving access to services. All existing open space is due to be retained and an additional open space provided south-west of NSP53 to create more opportunities for leisure and social interaction.

IJA for Nunhead Area Vision (no site allocations)

IJA Objectives	Nunhead	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IJA 1 To tackle poverty and encourage wealth creation	✓	✓	✓	-	Development should complement and improve the town centre offer at Evelina Road, Forest Hill Road and Cheltenham Road, including the retention of small shops to provide a broad range of employment opportunities. The limited detailed provision of additional employment floorspace is unlikely to provide a significant uplift in local job opportunities.
IJA 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 Dulwich, although the relative prosperity of the area perhaps does not demonstrate a considerable need.
IJA 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 and exposure to poor air quality. The suburban density zone provides significant amounts of open space for leisure and recreation to encourage social interaction and healthy lifestyles.
IJA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Nunhead benefits from comparatively low-levels of crime and deprivation. Improved permeability and activation of frontages in along Evelina Road and Forest Hill Road will promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement accessible to all groups will promote an enhanced sense of community.
IJA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	✓	✓	Green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and address issues of severance. A revitalised centre for Nunhead village will create more opportunities for social interaction.
IJA 6 To reduce contributions to climate change	✓	-	✓	✓	Green links and planned cycle ways will promote active transport and sustainable modes, improving air quality and reducing greenhouse gas emissions. Nunhead benefits from substantial existing greenspace which mitigate the effects of climate change and urban heat island effect. Enhanced green linkages will increase ecological resilience of the Cemeteries centred around Peckham Rye Park core habitat area. NSP policies seek to minimise carbon dioxide emissions arising from development.
IJA 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. NSP policies requires development to meet air quality neutral standards and improve air quality Priority of walking, cycling and public transport will reduce pressure on car parking and improve accessibility, thus reducing reliance on the private car.
IJA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	NSP policies require adequate management of waste arising from construction and intensified development in accordance with the waste management hierarchy. The minor amount of development proposed is unlikely to have a comparatively significant impact upon waste arising from development and demolition.
IJA 9 To encourage sustainable use of water resources	-	-	-	-	The comparatively minor uplift in employment and residential floorspace is unlikely to place significant additional pressures on the water network. Development comes with the potential for water-recycling and sustainable water measures. NSP policies require reductions in water use and water quality improvement from development to try to manage and offset its impact.
IJA 10 To maintain and enhance the quality of land and soils	-	-	-	-	As a predominantly low density residential suburb Nunhead benefits from high quality ground conditions. The extensive open space and greenspace assets of Nunhead will be retained and proposed green links will improve ground conditions.
IJA 11 To protect and enhance quality of landscape and townscape	✓	✓	✓	✓	Development will be respectful to the designations of conservation areas where they apply. All existing open space is to be retained and the greenspace of Nunhead 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.
IJA 12	✓	-	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and areas of archaeological significance and

To conserve and enhance the historic environment and cultural assets					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 Nunhead is to be retained and greenspace enhanced by green linkages, creating a more legible environment and green corridors to support biodiversity, in particular the ecological resilience of Cemetery's centred around Peckham Rye Park core habitat area.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	The majority of the sub-area falls within Critical Drainage Area, however the minor level of development anticipated is unlikely to have a significant impact upon flood risk or increasing the risk of flooding elsewhere. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	Whilst development opportunities in Nunhead are relatively limited, the sub area has 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	✓	-	-	✓	Green links and planned cycle ways will promote active transport modes and reduce reliance on the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	-	-	✓	The extensive open space and greenspace assets of Nunhead will be retained and proposed green links will create a more legible and connected environment to improve accessibility to services for the local community.

IIA for Old Kent Road Area Vision and site allocations NSP55 – NSP74

IIA Objectives	Old Kent Road	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	-	✓	✓✓	The the vision for the future of the Old Kent Road sets out a long term strategy that will help to tackle poverty and encourage wealth creation. The area vision sets out how the area will see an increase in the number of jobs by 5,000 by requiring new business floorspace across the majority of site allocations as well as providing new and improved town centre uses on the Old Kent Road frontage to enhance the road's town centre and high street functions. There will be job opportunities benefiting groups such as young people through apprenticeships, the unemployed and low income groups improving levels of deprivation. Due to the large scale of change being planned through the area vision, site allocations and related draft Area Action Plan, many sites have the potential to impact on small and independent business owners who provide vital local employment. The NSP ensures that the impact of any redevelopment affecting such businesses will be reprovided for as a priority, and where not possible will be aided through a relocation strategy. The vision will help to improve local facilities and public transport in the area lowering costs for residents and requiring less need to travel further afield for shopping, community, health and leisure facilities. This would benefit many groups including disabled people, pregnant women and young adults. Several site allocations (NSP58, NSP65, NSP66, NSP67 and NSP68) require community uses, and a large proportion of the other site allocations prescribe this as an acceptable use on the site. This should lead to better provision of facilities for those on low incomes or with specialist needs such as alcohol and drug problems, people who experience domestic violence or people with a long term illness.
IIA 2 To improve the education and skill of the population	✓	-	✓	✓✓	There would be more opportunities for training and apprenticeships as a result of new development and new jobs in mixed use neighbourhoods as well as the impact of NSP policies requiring employment and training for local people in the construction and completed phases of the schemes. Redevelopment of industrial land would bring change in the type of jobs available and improve the floorspace to jobs ratio however it would be important to maintain industries which service central London and contribute to the current function of the vision area as an industrial area. BME groups are strongly represented in the population statistics for the area and improved access to education or new skills would have a positive impact on young people in these groups and young people in general as well as the unemployed and those on low incomes.
IIA 3 To improve the health of the population	✓✓	-	✓	✓✓	The vision incorporates a place-making approach including new health facilities, new green spaces and leisure facilities which can help decrease lifestyle risk factors such as smoking, poor diet, substance misuse and lack of exercise. Poor health can be exacerbated by socio-economic challenges such as poor housing and unemployment and the vision anticipates significant improvements to the area. Improvements to access to health facilities, better quality housing, employment opportunities, better public transport and new green spaces would improve physical and mental health. Improving connectivity and green routes lessens to the impact of vehicular pollutants and better air quality and would particularly benefit disabled people and pregnant women.
IIA 4 To reduce the incidence of crime and the fear of crime	✓✓	-	✓	✓✓	The relatively high levels of deprivation in the area highlight particular issues in income and crime levels. Young single people aged 18-35 in rented accommodation are more likely to be victims of high rates of crime. Improvements to public transport accessibility, new and safer routes and safety features would significantly reduce the risk of crime. Introducing residential areas and new streets to existing large scale and quiet industrial areas would improve the amount of footfall and overlooking of public areas improving public realm and safety.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓	-	-	✓✓	The vision area has a number of existing community networks and a diverse population. There are high numbers of faith premises in the area which benefit many religious groups. The vision includes reinforcing healthy and sustainable neighbourhoods and the CAZ functions emphasise the importance of cultural functions in central London. The requirement for the provision of new community space across several site allocation (NSP58, NSP65, NSP66, NSP67 and NSP68) and other site allocations prescribe this as an acceptable use on the site will provide facilities that would be suited to a range of groups. The site allocations and area vision require provision of town centre uses and new open space (NSP58, NSP64, NSP65, NSP66, NSP67, NSP68 and NSP9) to improving areas in which people can meet, in formal and informal settings, such as outdoor public spaces, restaurants, cafes, pubs, faith premises and community halls. The redevelopment opportunities will reduce physical barriers and severance improving the layout of the streets and promoting social interaction.
IIA 6 To reduce contributions to climate change	-	x	-	-	The intensity of development will incur a significant increase in demand for resources which will impact on contributions to climate change. However, the area has been designated by the Mayor of London as an 'opportunity area' in the London Plan. This means the opportunity area has been identified as an area that can accommodate some of London's much needed new homes and spaces to deliver new jobs. The area was designated by the Mayor due to recognising that, relative to its position to central London (and therefore the central London jobs

					market) the land around the Old Kent Road could accommodate many more different uses at a higher density in addition to what is currently in the area. Therefore the high level of growth anticipated is due to the overwhelming social, economic and environmental sustainability benefits of locating new homes and jobs in high density, mixed use, walkable neighbourhoods compared to trying to accommodate the same amount of growth in car-based urban sprawl or building on open green spaces. The NSP will seek to mitigate, offset and carefully manage the demand on resources that the level of growth in the area will cause. As part of the related draft Area Action Plan, the council has already undertaken studies developed strategies for utilities, energy and flood risk and water management to inform policies in the AAP. New underground stations (potentially located at NSP55, NSP58 and NSP71) and improved surface transport would reduce the reliance on the private car reducing emissions from vehicles. New walking and cycling routes would also be provided improving sustainable modes of transport. New open spaces provides as part of NSP58, NSP64, NSP65, NSP66, NSP67 NSP68 and NSP69 will also help to improve the health of the population by reducing exposure to pollutants and harmful emissions from industry, traffic and domestic life.
IIA 7 To improve the air quality	✓	✓	✓	✓✓	The vision encourages a reduction in the number of journeys made by car by specifying development will be car-free and through the introduction of the Bakerloo Line Extension and new underground stations (potentially located at NSP55, NSP58 and NSP71), as well as significant improvements to the walking and cycling network and surface transport. This would improve air quality in the area if car journeys are reduced through car-free development although the Old Kent Road will remain a key vehicular route in and out of London. Improvements to air quality and less exposure to vehicular and industrial emissions will improve the health of the population particularly older people, children, pregnant women, people with a long term illness and the homeless. NSP policies requires development to meet air quality neutral standards and improve air quality
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	✓	-	✓	✓	The New Southwark Plan provides a conditional safeguarding designation to the operational Integrated Waste Management Facility which provides capacity for processing much of Southwark's and surrounding borough's municipal waste and recycling functions. The facility includes several sustainable waste processing streams including supplying the South East London Combined Heat and Power (SELCHP) plant, located close by in the London Borough of Lewisham, with waste materials to be used as low carbon energy sources. However, the amount of development envisaged would increase the pressures on waste and recycling. The waste disposal and recycling facilities for commercial and residential development need to be carefully managed in mixed use schemes which will be secured through NSP policies..
IIA 9 To encourage sustainable use of water resources	?	?	?	?	The demand for water and foul sewage disposal is likely to increase with significant levels of new development. The NSP encourages sustainable reuse of water and use of rainwater limiting the impact on surface and groundwater in new development. The sustainable use of water would benefit the health of the population. The increase water demand and the subsequent discharge from new development into the combined sewer in the Old Kent Road Opportunity Area has the potential to contribute significantly to flood risk during high rainfall events. To mitigate and carefully manage this impact and potential risk, the council has prepared an Integrated Water Management Strategy which is due to be published as part of the draft Old Kent Road Area Action Plan 'further preferred option' imminently, which will set out how the Area Action Plan policy should require more stringent requirements for development to mitigate and manage this risk. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓✓	The vision area site allocations envisage effective use of land through reuse of previously developed land which would remediate issues of contamination which may affect many industrial sites identified in the site allocations around the vision area. Soil quality will improve with more opportunities for new green spaces. Remediation of the effects of contamination would have a positive impact on health, particularly on more vulnerable groups.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓✓	✓✓	Improving the quality of townscape and landscape creating a new network of streets, improved connectivity and new green spaces is a strong part of the vision and site allocations, such as at the Bricklayers Arms Roundabout (NSP55) which requires the junction be remodelled and improved for the purposes of pedestrian experience, convenience and place making. This would have significant public realm and townscape benefits for the local area. This would create opportunities to improve health and wellbeing and security, which could affect groups such as the homeless, women, older people and those with physical disabilities. The site allocations with a boundary onto the Old Kent Road frontage also seek to ensure town centre uses are provided, strengthening the road's role as a high street which requires to be stitched back together after previous development and land uses inhibiting this important function to provide a decent, safe and welcoming pedestrian environment and townscape.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	-	The vision sets out how development should sensitively incorporate heritage assets into high quality places and spaces at a scale and density which befits a central London location. Large scale regeneration would need to carefully consider impact on adjoining conservation areas and listed buildings and impact in the longer term. NSP68 requires the potential of the listed gas holder to be utilised as a heritage asset and structure for place making. The vision and site allocation NSP55 and others seek to promote new cultural, leisure and sports facilities through required and suggested D use classes, which would enhance the health of the population and provide facilities for children and young adults.

<p>IIA 13</p> <p>To protect and enhance open spaces, green corridors and biodiversity</p>	✓	✓	✓	✓	<p>New green spaces, parks and green infrastructure provided are a major part of the vision, creating opportunities to improve biodiversity. The provision of green space would need to be well located and designed to benefit significant increases in population and use. The provision of green spaces would improve the long term health and wellbeing of the population and may benefit children through provision of new play spaces. Significant new green space will be provided through NSP65, NSP66 and NSP67 which will form the proposed 'Surrey Canal Linear Park.' Several other site allocations (NSP58, NSP64 and NSP69 specify requirements for new open space which could be delivered as green space. The area vision provides the framework of 'the greener belt' to set out how the network of new and existing green open space and infrastructure will be delivered and improved..</p>
<p>IIA 14</p> <p>To reduce vulnerability to flooding</p>	-	-	-	?	<p>The effects of pluvial and surface water flooding in the vision area to achieve the level of development envisaged would need to be carefully considered to reduce the impact of flood risk and improve safety for local people. The vision sets out how the development in the area will feature the provision of SUDS. The increase in water demand and the subsequent discharge from new development into the combined sewer in the Old Kent Road Opportunity Area has the potential to contribute significantly to flood risk during high rainfall events. To mitigate and carefully manage this impact and potential risk, the council has prepared an Integrated Water Management Strategy which is due to be published as part of the draft Old Kent Road Area Action Plan 'further preferred option' imminently, which will set out how the Area Action Plan policy should require more stringent requirements for development to mitigate and manage this risk.</p>
<p>IIA 15</p> <p>To provide everyone with the opportunity to live in a decent home</p>	✓✓	✓	✓✓	✓✓	<p>The vision includes the ambitious housing strategy which will significantly improve the supply in Southwark and help meet local housing need as well as providing new affordable homes. High quality design of the public realm in residential schemes will also improve living conditions. There will need to be careful management of mixed use neighbourhoods so that other uses such as employment, leisure, retail, education or community uses combined with residential remain compatible and appropriately managed. Providing good quality housing benefits the health and wellbeing for many groups including families, children and older people, and people with specialist needs such as those with learning or physical disabilities.</p>
<p>IIA 16</p> <p>To promote sustainable transport and minimise the need to travel by car</p>	✓✓	✓	✓	✓✓	<p>The significant improvements to public transport envisaged in the area vision and site allocations would reduce the need to travel by car by the introduction of the Bakerloo Line Extension and new underground stations (identified as being potentially located on NSP55, NSP58 and NSP71), improved walking and cycling routes and improved surface transport and buses. Improvements to crossing points and pedestrian connectivity along the Old Kent Road as well as better management of surface transport and junctions will reduce road traffic accidents. This would significantly improve the health and safety of local people, such as older people and children who are more likely to be involved in road traffic accidents. Better accessibility will also benefit groups such as people on low income, the unemployed, residents, disabled people and older adults.</p>
<p>IIA 17</p> <p>To provide the necessary infrastructure to support existing and future development</p>	✓✓	✓	✓✓	✓✓	<p>Large scale infrastructure improvements to transport, green space and community facilities would be provided to support revitalised neighbourhoods. This would benefit all groups and improve accessibility to health and social facilities.</p>

IIA for Peckham Area Vision and site allocations NSP75 – NSP7

IIA Objectives	Peckham	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Under NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Proposed uses and promotion of small business space will help diversify the economy by attracting a variety of different employment types, helping to reduce the rate of unemployment and consequently substantially reduce the levels of poverty. The potential transition away from light industrial uses in some cases, for example NSP78 (Copeland Road Industrial Park), could result in the loss of this type of job opportunity, although the anticipated uplift of employment space let as smaller units will attract a variety of different employers and opportunities.
IIA 2 To improve the education and skill of the population	✓✓	✓	✓	✓✓	Under NSP policies significant levels of construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓✓	✓	✓	✓✓	Enhancement of green linkages and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. Higher density development envisaged will free up space and routes between building plots to improve legibility and promote social interaction. Parts of Peckham fall within the most deprived areas within Southwark however increased job opportunities generated by employment space uplift and town centre uses which will help reduce unemployment and in turn poverty as an underlying determinant. Improvement of transport links and connectivity enhancements will improve access to employment opportunities and other facilities for all existing and future residents. Potential for extra care homes provision at NSP78 recognises the importance of addressing borough-wide needs in a suitable location.
IIA 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	Improved permeability and activation of frontages will open up spaces to promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement accessible to all groups will promote an enhanced sense of community, particularly through the required improvements to current-industrial sites identified in site allocations NSP76, NSP77 and NSP78.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Green linkages and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. Parts of Peckham fall within the most deprived areas within Southwark however increased job opportunities generated by employment space uplift and town centre uses which will help reduce unemployment and in turn poverty as an underlying determinant. There may be disruptions to local communities from the concentration of large scale redevelopment in a localised area. Peckham may be particularly susceptible to the impacts of this type of disruption given the demographic profile of some of its hard-to-reach communities, however the long term benefits of redevelopment should be far reaching and significantly narrow the inequality gap. Potential for extra care homes provision at NSP78 would help ensure development serves all groups.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Green linkages and planned cycle ways will promote active transport and sustainable modes, improving air quality and reducing greenhouse gas emissions. These measures will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience of the Ecology Restoration Area (LRA02: Peckham Town Centre, Camberwell Grove Street trees and Denmark Hill Station). NSP policies seek to minimise carbon dioxide emissions from development.
IIA 7 To improve the air quality	✓	-	-	✓	Green linkages and planned cycle ways will promote active transport modes, helping to address the causes of poor air quality. Air quality could suffer from the effects of accelerated levels of construction and demolition. However, potential transition away from industrial uses proposed at some of the site allocations (NSP78) may improve air quality as well limiting the number of HGVs within the sub-area which should have a positive effect on congestion and emissions. NSP policies require development to meet air quality neutral standards and improve air quality
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. NSP policies require a adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.

IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to try to manage and offset its impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land, particularly on the former industrial sites, but soil quality is unlikely to significantly improve due to few large scale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. All existing open space is to be retained whilst new open space proposed will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape. The increased densities proposed at many of the site allocations will release pockets of space between building plots for public greenspace which will improve the quality of landscape and create a more legible townscape across the sub-area.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and areas of archaeological significance 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	✓	-	✓	✓	All existing open space is to be retained whilst new open space is proposed and enhanced green links will encourage urban greening, landscape enhancements and increase ecological resilience of the Ecology Restoration Area (LRA02: Peckham Town Centre, Camberwell Grove Street trees and Denmark Hill Station). There are limited large scale opportunities to enhance biodiversity and greenspace due to the sub-areas density.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. The sub-area falls within a Critical Drainage Area and therefore the impact of substantial development falling within this area would need to be closely investigated to ensure they will not significantly increase the risk of flooding elsewhere. Proposals for multiple developments within a concentrated area could be further investigated to assess their cumulative impact and determine whether any strategic measures to manage surface water could be encouraged. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	The area vision and site allocations should deliver a significant number of new homes across the area. 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	✓	-	✓	✓	Green linkages and planned cycle ways will promote active transport modes which are anticipated to reduce reliance upon the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	Support for new educational campuses will increase education provision and skills to improve employment opportunities for a wider proportion of Peckham's residents. Green links and the planned cycle networks will enhance connectivity across the sub-area. Potential for extra care homes provision across several of the sites within the sub-area recognises the importance of addressing a local need and ensure development will benefit all groups.

IIA for Rotherhithe Area Vision and site allocations NSP79 – NSP82

IIA Objectives	Rotherhithe	Timescale			Draft NSP site allocations and area visions
		S	M	L	Commentary on Results
IIA 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	On employment sites the re-provision of at least the equivalent level of employment floorspace or 50% of the sites total development capacity is safeguarded, whichever is greater. This will ensure no employment floorspace is lost and in many cases will provide uplift in employment space leading to increased local job opportunities. Development at Canada Water will transform the centre into a renewed shopping destination with a range of town centre activities including a leisure centre, entertainment facilities and daytime and evening activities around the basin. Under NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Proposals promote the provision of a range of flexible employment spaces suitable for smaller businesses to create a diverse employment base, attracting a variety of different uses to provide a range of local job opportunities which cater to all groups. The transition away from light industrial uses could result in the loss of this type of job opportunity, although the anticipated uplift of employment space will mitigate the loss and ensure a varied employment base. Rotherhithe has enormous potential to provide new housing and commercial space, particularly in and around the Canada Water town centre. 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 2 To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The delivery of King's College campus (part of NSP81) encompasses teaching and student accommodation alongside a new sixth form college. This development will offer an important facility to educate future generations and substantially increase the proportion of skilled workers in the area, thus improving job opportunities and the proportion of higher paid jobs. The College may also be interested in building more teaching facilities which would provide a valuable facility at Canada Water. Under NSP policies significant levels of construction and uplift in employment space will provide jobs, apprenticeships and training in construction and in the completed development.
IIA 3 To improve the health of the population	✓✓	-	✓✓	✓✓	Enhancement of green linkages and planned cycle networks will promote active lifestyles and help reduce the causes and exposure to poor air quality. Higher density development envisaged will free up space and routes between building plots to improve legibility and deliver new public spaces and green links (NSP79, NSP80 and NSP81) to promote social interaction and cohesion. More job opportunities generated by employment space uplift and town centre uses will help reduce poverty as an underlying determinant. The delivery of a new Health Centre at NSP82 will ensure sufficient, accessible and higher quality primary and community health services for a growing population.
IIA 4 To reduce the incidence of crime and the fear of crime	✓✓	-	✓✓	✓✓	Improved permeability and activation of frontages will open up spaces to promote social interaction and the feeling of public safety. A vibrant mix of uses and high quality inclusive public realm enhancements will be accessible to all groups in order to promote sense of community. Creating a new walkable town centre to replace the existing car-dominated big box retail park and leisure facilities in NSP81 and NSP82 will provide significant benefits for the perception of whether spaces are overlooked and the fear of crime.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Green linkages and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. The area vision promotes the provision of a range of flexible employment spaces suitable for smaller businesses to create a diverse employment base, attracting a variety of different uses to provide a range of local job opportunities which cater to all groups and improve levels of unemployment as an underlying determinant. There may be disruptions to local communities from the concentration of large scale redevelopment in a localised area due to construction.
IIA 6 To reduce contributions to climate change	-	?	-	✓	Green linkages and planned cycle ways will promote active and sustainable transport modes, improving air quality and reducing greenhouse gas emissions. Enhanced green linkages and new public spaces (NSP79 and NSP81) will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience in the Old Docks – centred around Rotherhithe core habitat area and the River Thames ecology restoration zone. Creating a new walkable town centre to replace the existing car-dominated big box retail park and leisure facilities in NSP81 and NSP82 will reduce car use and therefore CO2 emissions and contributions to climate change. CO2 emissions may suffer as a result of accelerated levels of construction and demolition. NSP policies seek to minimise carbon dioxide emissions from development.
IIA 7	-	?	-	✓	Green linkages and planned cycle ways will promote active and sustainable transport modes, improving air quality and mitigating greenhouse gas emissions. Transition away from industrial uses (NSP79) and the typology of uses which host extensive surface car parks

To improve the air quality					on NSP81 and NSP82 should improve air quality as well limiting the number of HGV's within the sub-area which should have a positive effect on air quality. NSP policies requires development to meet air quality neutral standards and improve air quality
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. NSP policies require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy.
IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to try to manage and offset its impact.
IIA 10 To maintain and enhance the quality of land and soils	✓	-	✓	✓	All site allocations promote the re-use of previously developed sites may provide opportunities to remediate contaminated land, particularly on the former industrial sites. Given the scale of development anticipated, there will be significant opportunities to deliver a greenspace strategy across the sub-area which will improve the quality of land and soils, particularly on former industrial sites.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	-	✓	✓✓	Development will be respectful to the designations of conservation areas and strategic viewing corridors where they apply. Given the scale of development anticipated, there will be significant opportunities to deliver a greenspace strategy across the sub-area to create an enhanced public realm and quality of landscape. Enhanced high-quality public realm should also provide for a much improved engaging townscape which allows for freer movement and social interaction. Creating a new walkable town centre to replace the existing car-dominated big box retail park and leisure facilities in NSP81 and NSP82 will provide significant benefits for townscape and landscape and pedestrian experience
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and areas of archaeological significance 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	✓	-	✓	✓	Green linkages and new public spaces (NSP79, NSP80, NSP81 and NSP82) will encourage urban greening to create an improved public realm and increase ecological resilience in the Old Docks – centred around Rotherhithe core habitat area and the River Thames ecology restoration zone. The strategic habitat corridor and living roof ecology proposals should further improve the areas biodiversity.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	Rotherhithe has enormous potential to provide new housing and commercial space, particularly in and around the Canada Water town centre. 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	✓	-	✓	✓	The vision area already benefits from excellent public transport connections, supporting the intensification of development. Green linkages, planned cycle ways and station access improvements with Canada Water and the planned cycle network connecting with Rotherhithe Station will further promote active transport modes.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	The delivery of King's College campus encompasses teaching and student accommodation (part of NSP81) alongside a new sixth form college (NSP82). This development will offer an important facility to educate future generations and substantially increase the proportion of skilled workers in the area, thus improving job opportunities and proportion of higher paid jobs. The College may also be interested in building more teaching facilities which would provide a valuable facility at Canada Water. The delivery of a new Health Centre at NSP82 will ensure sufficient, accessible and higher quality primary and community health services for a growing population. Green linkages, planned cycle ways and station access improvements with Canada Water and the planned cycle network connecting with Rotherhithe Station will further promote active transport modes and accessibility to local services.

IIA for Walworth Area Vision and site allocations NSP83 – NSP85

IIA Objectives	Walworth	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 Walworth seeks to improve the retail and service offer of Walworth Road and East Street Market shopping environment, including shop front improvements and enhance the development of the low-line adjacent to the historic railway arches, with lively accessible public spaces for creativity, new jobs and retail. Under NSP policies this will secure local jobs and opportunities for local businesses to tender for procurement. Walworth has the potential to provide a significant number of new homes, particularly in the former Aylesbury Estate where there will be over 4000 new homes, new community facilities and improvements to the street network.
IIA 2 To improve the education and skill of the population	✓	✓	✓	✓	Under NSP policies, construction and uplift in employment space will provide training in construction and in the final development.
IIA 3 To improve the health of the population	✓	-	✓	✓	Enhancement of the low-line walking route, green links and planned cycle networks will promote active lifestyles and connect with significant greenspace assets such as Burgess Park. The improvement and expansion of public spaces such as Nursery Row Park will offer additional areas for leisure and recreation which promote social interaction. More job opportunities generated by employment space uplift and town centre uses will help reduce poverty as an underlying determinant. Improvement of sustainable transport links and connectivity enhancements will improve access to employment opportunities and other facilities for all existing and future residents. The potential loss of the gym at NSP84 will be mitigated by the provision of new community facilities outlined in the redevelopment of the Aylesbury Estate.
IIA 4 To reduce the incidence of crime and the fear of crime	✓	-	-	✓	Improved permeability and activation of frontages, particularly along the low-line route, will open up spaces to promote social interaction and the feeling of public safety. High quality and inclusive public realm enhancement accessible to all groups will promote an enhanced sense of community.
IIA 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	x	✓	✓✓	High quality and inclusive public realm enhancements will be accessible to all groups. Low-line, green links and planned cycle ways will create a more legible urban environment to avoid physical barriers and issues of severance. New public spaces and the mix of uses proposed along Walworth Road and East Street will create vibrant destinations, drawing together a variety of groups to promote social cohesion and encouraging further inward investment. Parts of Walworth are within the most deprived areas in Southwark and these communities may be particularly susceptible to the disruptions of concentrated large scale redevelopment in a localised area, although they also should be the communities who could benefit most in the long term.
IIA 6 To reduce contributions to climate change	✓	-	-	✓	Low-line, green links and planned cycle ways will promote sustainable modes, improving air quality and reducing greenhouse gas emissions. Enhanced green linkages and new public spaces will encourage urban greening to adapt to the effects of climate change, reduce the urban heat island effect and increase ecological resilience of the Heygate and Aylesbury development local restoration area. Although improved public transport should help to address congestion particularly around the cross roads in Camberwell, CO2 emissions could still be exacerbated by accelerated levels of construction and demolition. NSP policies seek to minimise carbon dioxide emissions from development to offset this impact.
IIA 7 To improve the air quality	✓	-	-	✓	Low-line, 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 may suffer in the short and medium term as a result of accelerated levels of construction and demolition, particularly around the Aylesbury Estate. However the principle of estate's redevelopment has already been subject to an adopted site allocation in the Aylesbury Area Action Plan, and two phases have already completed. The result of the estate has been granted full and outline planning permission, The reserved matters of the outline planning permission will be subject to NSP policies which requires development to meet air quality neutral standards and improve air quality
IIA 8 To avoid waste and maximise, reuse or recycle waste arising as a resource	-	-	-	-	Substantial demolition and intensification of development will create new waste demands to be managed. NSP policies require adequate management of waste from construction and intensified development in accordance with the waste management hierarchy

IIA 9 To encourage sustainable use of water resources	-	-	-	-	Uplift in employment and residential floorspace could place additional pressures on the water network but development comes with the potential for water-recycling and sustainable water measures when development in operation. NSP policies require reductions in water use and water quality improvement from development to manage and offset its impact.
IIA 10 To maintain and enhance the quality of land and soils	-	-	-	-	All site allocations promote the re-use of previously developed sites which may provide opportunities to remediate contaminated land but soil quality is unlikely to significantly improve due to few large scale opportunities for additional green space due to the density of the vision area.
IIA 11 To protect and enhance quality of landscape and townscape	✓✓	✓	✓	✓✓	Development will be respectful to the designations of conservation areas where they apply. All existing open space is to be retained whilst new open space proposed will encourage urban greening and landscape enhancements. Enhanced high-quality public realm should provide for a much improved townscape. The increased densities proposed at many of the site allocations will release pockets of space between building plots for public green space which will improve the quality of landscape and create a more legible townscape across the sub-area.
IIA 12 To conserve and enhance the historic environment and cultural assets	✓	-	✓	✓	Development will be respectful to the designations of conservation areas, listed buildings and areas of archaeological significance 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	✓	-	✓	✓	All existing open space is to be retained whilst new open space is proposed and enhanced green links will encourage urban greening and landscape enhancements. The aspirations of the Heygate and Aylesbury development local restoration area should improve the areas biodiversity.
IIA 14 To reduce vulnerability to flooding	-	-	-	-	Developing at higher densities could free up more space for landscape enhancements and flood mitigation measures as part of new and improved open spaces and public realm. NSP policies require flood risk to be reduced through implementing onsite sustainable urban drainage measures.
IIA 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓	✓✓	✓✓	Walworth has the potential to provide a significant number of new homes, particularly in the former Aylesbury Estate where there will be over 4000 new homes, new community facilities and improvements to the street network.
IIA 16 To promote sustainable transport and minimise the need to travel by car	✓	-	✓	✓	Low-line, green links and planned cycle ways will improve access to local services as well as connections with the nearby underground and rail stations at Elephant and Castle, providing convenient onward travel to destinations across London. These measures should encourage the use of sustainable and active transport modes and limit reliance upon the private car.
IIA 17 To provide the necessary infrastructure to support existing and future development	✓	-	✓	✓	Walworth has the potential to provide a significant number of new homes, particularly in the former Aylesbury Estate where there will be over 4000 new homes, new community facilities and improvements to the street network. Low-line, green links and the planned cycle networks will enhance connectivity across the sub-area to improve accessibility to local services and nearby centres such as Elephant and Castle.