

## Appendix 6: Assessment of New Southwark Plan Proposed Submission Version policies

### Integrated impact assessment for:

### Strategic Policy 1 Quality affordable Homes

Including

- P1: Affordable homes
- P2: New family homes
- P3: Protection of existing homes
- P4: Private Rented homes
- P5: Housing for older people
- P6 Homes for households with specialist needs
- P7: House in multiple occupation
- P8: Supported housing and hostels
- P9: Optimising delivery of new homes
- P10: Self and custom build

IIA Objective	Overall Score	Comment
<p><b>IIA 1</b></p> <p><b>To tackle poverty and encourage wealth creation</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP1</b> outlines how housing will be of a high standard and of a good quality. One of the markers of poverty is poor housing conditions which SP1 will help to address.</p> <p>? <b>SP1</b> There is a risk that some employment floorspace will be lost through the development of housing, however this will need to be justified with evidence and we will be promoting the development of employment floorspace through other policies in the New Southwark Plan.</p> <p>✓ ✓ <b>P1</b> outlines that any affordable housing delivery must be a net increase. Housing conditions, including affordability relative to income, is an indicator of</p>

		<p>poverty which P1 will help to address.</p> <p>✓✓ <b>P2</b> outlines how building more family sized homes will address overcrowding. Housing conditions is one of the indicators of poverty, including overcrowding.</p> <p>✓ <b>P4</b> One of the indicators of poverty are housing conditions, which can include housing costs and security. The provision of private rented sector (PRS) homes, with secure, longer term tenancies will help address this aspect of poverty, freeing up and reducing the cost of homes of other types for other people, including those affected by deprivation and poverty.</p> <p>✓✓ <b>P5</b> One of the indicators of poverty is housing conditions. Elderly residents are particularly vulnerable to poor housing conditions, where sometimes a lack of a support network can inhibit the identification and addressing of housing problems, including the need for urgent repairs, fuel poverty (where people cannot afford their bills) or access to and around the house. P5 will help to address this.</p> <p>✓✓ <b>P9</b> requires residential development to be within a certain range within a certain location. Exceeding the prescribed density ranges will be permitted provided a development is judged to be of exemplary residential design. This will offers the chance to maximise affordable housing provision, including family sized social rented housing, which is where we have our greatest housing need. Providing more social rented family housing will help more people out of poverty through reducing housing costs and improving existing housing conditions, including those who live in relatively high deprivation where the population has a high concentration of people from a BME background.</p>
<p><b>IIA 2</b>  <b>To improve the education and skill of the population</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP1</b> Good quality affordable homes can be a basis from which to live a healthy life.</p>

		<p>✓✓ <b>P1</b> outlines how children in overcrowded households do worse in school. Overcrowded households occur as a result of a lack of affordable housing. P1 will help to address this. Statistically overcrowded households are most likely to be composed of people from black or ethnic minority households. Therefore P1 will help to address this specific need.</p> <p>✓✓ <b>P2</b> Overcrowding in family households can result in children doing worse at school than their non-overcrowded peers. Our most deprived neighbourhoods have a higher concentration of residents from a Black or Ethnic Minority (BME) background. One of the indicators of deprivation is housing conditions, including overcrowding. From this, these groups have most to gain from the delivery of family sized housing, and should help to reduce overcrowding and so educational disparity between ethnic groups.</p>
<p><b>IIA 3</b></p> <p><b>To improve the health of the population</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP1</b> Good quality affordable homes can improve mental health, in turn reducing the risk of social exclusion.</p> <p>X <b>SP1</b> There is a risk that an increase in housing may increase exposure to poor air quality. However this effect of the implementation of this policy should be considered in conjunction with policy P63 'Improving air quality.'</p> <p>✓✓ <b>P1</b> outlines how people in overcrowded households can suffer from sleep deprivation, which can have serious health consequences. P1 will help to address this.</p> <p>✓✓ <b>P1</b> The delivery of more affordable homes benefits everyone by ensuring enough supply of affordable homes will mean less pressure on market homes, and so result in an overall reduction in housing pressure, meaning all will benefit from an improved housing quality (in which housing costs are an indicator of quality).</p>

✓✓ **P1** outlines the negative health effects of overcrowded and unaffordable housing. P1 will help to address this.

✓✓ **P2** Overcrowding in family homes can negatively impact health, including sleep deprivation. Building more family sized homes will help address overcrowding and help facilitate healthy living.

✓✓ **P2** More family housing will reduce the demand for other types of housing (that are not appropriate and/or not designed for families) from families who can't currently find or afford purpose-family housing, indirectly increasing the likelihood of everyone's housing need being met.

✓ **P2** outlines how it will reduce over crowding. Overcrowding is a central aspect of housing conditions, which are an indicator of poverty. P2 will help to address this.

✓✓ **P2** Overcrowding can significantly impact physical and mental health. Addressing this through the provision of family homes will help improve health and reduce social exclusion.

✓ **P3** Overcrowding in family homes can negatively impact health, including sleep deprivation. Protecting existing family sized homes will help address minimise overcrowding and help facilitate healthy living.

✓ **P3** Protecting existing family housing will reduce the demand for other types of housing, indirectly increasing the likelihood of everyone's housing need being met.

✓ **P4** Secure rented housing with a longer term tenancy can reduce the stress and pressure of housing issues, including rent rises at the end of a shorter tenancy agreement and the subsequent relocation where necessary. Reduced

stress from the provision of PRS housing will help to improve tenant's mental health and social exclusion.

✓ **P4** The provision of PRS housing will help to reduce the demand for other types of housing, in turn contributing to reduced housing costs, benefitting everyone's quality of housing.

✓ ✓ **P5** Specialist housing designed for older people will help them lead the lifestyles they want to lead, uninhibited by housing issues.

✓ ✓ **P5** Specialist housing designed for older people will help address aspects of poverty related to housing conditions including affordability, access and fuel poverty.

✓ ✓ **P5** Some types of specialist older peoples housing can include facilities such as communal spaces for eating and socialising and washing facilities.

✓ ✓ **P5** Providing more elderly people housing will help to free up other housing stock currently occupied by the elderly, freeing up non-specialist homes for other people.

✓ ✓ **P6** The provision of specialist wheelchair housing will enable people with mobility issues to live their life uninhibited by housing issues that may result from living in conventional accommodation.

✓ ✓ **P6** Meeting the currently-unmet need for specialist wheelchair housing provision will minimise housing issues that may otherwise arise should a person with mobility issues be housed in conventional housing, minimising stress and improving mental health and so decreasing the risk of social exclusion.

✓ **P9** Higher densities of housing enable services, facilities and other town

		<p>centres uses to be viable and sustainable in walkable neighbourhoods, contributing to the promotion of healthy active lifestyles through the built environment.</p> <p>✓ ✓ <b>P9</b> Promoting housing developments at the appropriate density will mean more housing is delivered in the right places, creating neighbourhoods and homes that people want to live in.</p> <p>✓ ✓ <b>P9</b> Higher densities around the North and middle of the borough where there are already larger town and employment centres and good transport links will increase the access to jobs for more people.</p> <p>✓ ✓ <b>P9</b> Higher densities will help promote walking and cycling as more local facilities and services become more viable due to the demand from more people living in homes near by.</p> <p>✓ <b>P9</b> Higher residential densities within Southwark will mean more people living and travelling through an area of existing poor air quality, increasing exposure. However, higher densities will mean more walkable neighbourhoods and services within walking distance, potentially reducing the need for polluting private motor vehicles such as cars.</p>
<p><b>IIA 4</b></p> <p><b>To reduce the incidence of crime and the fear of crime</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>P1</b> The delivery of more affordable homes will be a crucial part of mixed and balanced communities which will help community cohesion.</p> <p>✓ ✓ <b>P2</b> Providing family homes for families will mean communities will be composed of a range of people of different ages, including children. This will make for a stronger, more diverse community where everyone's need is catered for.</p> <p>✓ ✓ <b>P3</b> Protecting our existing family homes will ensure our communities retain a strong mix in terms of housing choice and cater for a range of housing</p>

needs.

✓ **P4** Secure, longer term tenancies offered through PRS housing developments will enable people to plan for the years ahead without having to worry about the termination of their rental contract or a rent increase. This will help to create a more cohesive community where people will understand that they can be safe in the knowledge they can belong to the community for a longer period of time than they would if they were renting through a standard assured short hold tenancy agreement (typically 6-12months).

✓ ✓ **P6** Providing homes for people with mobility issues will mean that an under-represented section of society's housing need is catered for. Catering for this need will help build a stronger and more cohesive community in which everyone can feel they belong.

? **P7** Due to the temporary nature of the tenants there is a risk that the granting of planning permission for H.M.Os could weaken community cohesion. However, P7 requires adequate standards be met to ensure this risk is minimised.

? **P8** Due to the temporary nature of the tenants and the related reasons that tenants are often referred hostels, there is a risk that the granting of planning permission for them could create tension rather than community cohesion. However, they play a very important role in helping people with certain issues and so play a very important role in the community.

✓ **P9** Higher densities will mean more people, activities, services and facilities on the street and ground floors, providing more natural surveillance and reducing the opportunity for unseen criminal activity and the fear of crime.

✓ **P9** Higher densities will help more businesses, services and facilities be established as the increased population density helps them become viable. This will mean more people in walkable neighbourhoods out on the street engaging

		<p>and interacting with others as they go about to make use of these local facilities and services.</p>
<p><b>IIA 5</b></p> <p><b>To promote social inclusion, equality, diversity and community cohesion</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP1</b> outlines how housing types for a diverse range of needs, including family households, childless households, elderly housing, disabled housing and housing for vulnerable people.</p> <p>? <b>SP1</b> specifies that infill development may occur, which could potentially be on (non-formally designated) open space on existing housing land.</p> <p>✓ ✓ <b>SP1</b> Housing provided for older people and those with mobility issues will be provided to meet their needs.</p> <p>✓ ✓ <b>P1</b> More affordable housing will enable people from different backgrounds and on different incomes, and by extension, those who live different lifestyles and who are from different communities, to live alongside each other.</p> <p>✓ ✓ <b>P3</b> will increase the opportunity for families to be a component of diverse communities.</p> <p>✓ ✓ <b>P3</b> outlines how existing family sized homes will be prevented from conversion into smaller homes that would be unsuitable for families. This will positively impact children more than other groups.</p> <p>✓ <b>P4</b> PRS housing will help provide security as well as economic mobility, where they can have the option of moving away for work or other reasons. This will help a section of society that makes up a part of a diverse community.</p> <p>✓ <b>P4</b> PRS housing will most likely positively affect younger adults more</p>



than other groups as these make up the majority of existing renters and are most likely to want to have the option of moving away for work or other reasons, while still having secure housing in their current location.

✓ ✓ **P5** will help to support older people as an important part of the community who's housing needs are well catered for, contributing to making them a constituent part of the wider, diverse community.

✓ ✓ **P5** The provision of specialist elderly housing will be designed to take account of the accessibility issues that affect the elderly.

✓ ✓ **P5** will specifically cater for older people's needs.

✓ ✓ **P6** will specifically support the lifestyles of people with mobility issues, helping to contribute to diverse communities in which everyone's needs are catered for.

✓ ✓ **P6** will try to provide adequate housing for people with mobility issues, and so are the largest minority group to be positively effected by the policy.

✓ ✓ **P8** Hostels and supported housing are normally administered by the voluntary and community sectors. Granting planning permission for these types of homes will help them achieve their aims of housing and helping.

✓ ✓ **P8** Hostels and HMOs will house and help people with issues that inhibit them from leading healthy lifestyles, meaning they can start to lead healthy lifestyles and become another section of the diverse community in Southwark.

✓ ✓ **P8** The provision of accommodation offered by supported housing and hostels will enable the administrators and organisations who run and manage them to engage with the vulnerable groups who are in need. This can be

		<p>considered a form of community facility provision</p> <p>✓✓ <b>P8</b> Hostels and HMOs often take in people who have certain issues and are referred to them by the authorities. This includes vulnerable people who may suffer from drug and alcohol addiction, domestic abuse, antisocial behaviour or asylum seekers. Hostels and HMOs will help meet the need for the housing of these vulnerable groups.</p> <p>✓✓ <b>P9</b> An increased population from an increased density will mean more businesses, services and facilities that cater for a range of lifestyles become viable.</p> <p>✓ <b>P10</b> Self and custom build presents the opportunity for community groups to come together to develop their own homes.</p>
<p><b>IIA 6</b></p> <p><b>To reduce contributions to climate change</b></p>	<p>?</p>	<p>? <b>SP1</b> There is a risk that an increase in housing may increase CO2 emissions.</p> <p>? <b>SP1</b> There is a risk that an increase in housing will increase energy consumption.</p> <p>✓ <b>SP1</b> outlines that there will be development sites including on existing estates.</p> <p>? <b>P9</b> There is a risk that there could be a net increase in CO2 emissions in the short term due to an increase in the scale of building required. However, this will be balanced in the longer term as higher densities provide a basis to shift to walkable neighbourhoods, cycling and public transport and away from the motor</p>

		<p>car.</p> <p><b>X</b> <b>P9</b> Higher densities will likely result in an increase in energy consumption, although higher densities will be more efficient than the same number of people (or habitable rooms) at a lower density (over a larger surface area).</p> <p><b>✓✓</b> <b>P9</b> Higher densities will be better at addressing the urban heat island effect than lower densities with the same number of people or habitable rooms due to a larger amount of surface area of buildings for lower densities. This means that there is a larger amount of material to that can absorb and release heat radiation from the sun. Higher densities will reduce this due to a smaller amount of exposed building surface area for the same number of people or habitable rooms.</p> <p><b>✓</b> <b>P10</b> The policy supports the provision of self and custom build homes which makes efficient use of land. This infers both developing at an appropriate density and exploring opportunities to improve land which is underutilised or in disrepair.</p>
<p><b>IIA 7</b></p> <p><b>To improve the air quality</b></p>	<p>?</p>	<p><b>?</b> <b>SP1</b> There is a risk that an increase in housing will make improving air quality harder, due to increase emissions from heating and powering of homes.</p> <p><b>?</b> <b>SP1</b> There is a risk that an increase in housing could increase the number of car trips.</p> <p><b>?</b> <b>P2</b> Cars are typically favoured by families more so than single people because of the convenience they offer. There is a risk that an increase in family sized homes may increase the demand for car journeys. However, it is not certain</p>

		<p>that this demand will materialise into an increase in the amount and length of journeys made by car.</p> <p>? <b>P3</b> Cars are typically favoured by families more so than single people because of the convenience they offer. There is a risk that the protection of family sized homes may not reduce the demand for car journeys. However, it is not certain that this demand will materialise into an increase in the amount and length of journeys made by car.</p> <p>✓✓ <b>P9</b> There is a risk that there could be a worsening of air quality due to an increase in the population increasing the demand for polluting private car use. However, higher densities will provide a basis to shift to walkable neighbourhoods, cycling and public transport and away from the motor car.</p> <p>X <b>P9</b> Increased densities will likely result in an increase in PM10 and N02 in the short term. Longer term effects of DM8 are unknown when assessing the policy in isolation (i.e refer to DM60 - Air Quality).</p> <p>X <b>P9</b> Higher densities may result in an increase in construction impacts in the short term as developments are built out.</p>
<p><b>IIA 8</b></p> <p><b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b></p>	<p>✓</p>	<p>? <b>SP1</b> A net increase in new homes will result in a net increase in the demand for water and foul sewage disposal.</p> <p>✓ <b>P9</b> Higher densities enables services, including the sustainable processing of waste, to become more viable through applying the economies of scale principle.</p>

<b>IIA 9</b>  <b>To encourage sustainable use of water resources</b>	<p style="text-align: center;">✓</p>	<p>✓ <b>SP1</b> There is a risk that infill development on existing estates will take place (non-formally protected) on open space. However this is considered previously developed land.</p> <p>✓ <b>SP1</b> Protected open space and previously non-developed land will not be developed for housing.</p> <p>X <b>P9</b> Higher densities will result in a net increase in the demand for water and foul sewage disposal.</p>
<b>IIA 10</b>  <b>To maintain and enhance the quality of land and soils</b>	<p style="text-align: center;">✓ ✓</p>	<p>✓ ✓ <b>SP1</b> Infill development and wholesale redevelopment will result in a higher density and a more efficient use of land.</p> <p>✓ ✓ <b>P10</b> The policy recognises the pressures upon the supply of urban land and stresses the importance of plots making an efficient use of land.</p>
<b>IIA 11</b>  <b>To protect and enhance quality of landscape and townscape</b>	<p style="text-align: center;">✓</p>	<p>✓ <b>P9</b> If development is going to exceed density ranges then it must be judged as being of exemplary design. Part of this judgement criteria is that it must demonstrate that the development has sought to maximise the use of sustainable technologies and materials</p>
<b>IIA 12</b>  <b>To conserve and enhance</b>	<p style="text-align: center;">✓</p>	<p>✓ <b>P9</b> If development is going to exceed density ranges then it must be judged</p>

<p><b>the historic environment and cultural assets</b></p>		<p>as being of exemplary design. Part of this judgement criteria is that it must demonstrate that the development has sought to maximise the use of sustainable technologies and materials.</p> <p>✓ <b>P9</b> specifies that we want to provide housing that responds to the local and historic context, and to retain and create places where people want to live.</p> <p>✓ ✓ <b>P9</b> More people living in the same location will mean an increase in access to facilities. It will also mean that new facilities will become viable and provided.</p>
<p><b>IIA 13</b></p> <p><b>To protect and enhance open spaces, green corridors and biodiversity</b></p>	<p>✓</p>	<p>✓ <b>SP1</b> Protected open space and previously non-developed land will not be developed for housing.</p> <p>✓ <b>SP1</b> Infill development and wholesale redevelopment may risk some non-protected open spaces being lost, however this will be reprovided in different ways as part of new housing.</p> <p>✓ <b>SP1</b> Infill development and wholesale redevelopment may risk some non-protected open spaces being lost, however this will be reprovided in different ways as part of new housing. New housing will be better sited and linked to the surrounding areas including to green spaces.</p> <p>✓ <b>P1</b> outlines how affordable housing must be delivered onsite. The majority of land in the borough is previously developed land, therefore P1 indirectly encourages development on previously developed land.</p> <p>✓ <b>P10</b> The policy supports the provision of self and custom build homes which</p>

		<p>makes efficient use of land. This infers both developing at an appropriate density and exploring opportunities to improve land which is underutilised or in disrepair.</p>
<p><b>IIA 14</b></p> <p><b>To reduce vulnerability to flooding</b></p>	<p><b>X</b></p>	<p><b>X SP1</b> The Thames flood risk zones and critical drainage areas cover the majority of the borough, therefore any housing development in Southwark will most likely be in an area at risk of flooding.</p> <p><b>X P1</b> The majority of land in the borough is at risk of some form of flooding, therefore there is a high probability that any affordable housing delivery will be in an area of flooding.</p> <p><b>X P2</b> The majority of land in Southwark is at risk from some form of flooding, meaning that new homes, including new family sized homes will most likely be in areas at risk of flooding.</p> <p><b>X P4</b> The majority of land in Southwark is at risk from some form of flooding, meaning that new homes, including new homes delivered on PRS schemes, will most likely be in areas at risk of flooding.</p> <p><b>X P5</b> The majority of the land within Southwark is at risk from some form of flooding. However, elderly people are considered vulnerable users of a site and so will need to demonstrate that alternative sites of lower flood risk have been considered and, where available, chosen as the location of the development to minimise risk.</p> <p><b>X P6</b> The majority of the land within Southwark is at risk from some form of flooding. However, elderly people are considered vulnerable users of a site and so will need to demonstrate that alternative sites of lower flood risk have been</p>

		<p>considered and, where available, chosen as the location of the development to minimise risk.</p> <p><b>X</b> <b>P7</b> The majority of the land within Southwark is at risk from some form of flooding, meaning the likelihood of HMOs and hostels being located in these areas are high.</p> <p><b>X</b> <b>P8</b> The majority of the land within Southwark is at risk from some form of flooding, meaning the likelihood of supported housing and hostels being located in these areas are high.</p> <p><b>X</b> <b>P9</b> The majority of the land within Southwark is at risk from some form of flooding, meaning the likelihood of homes being located in these areas is high.</p> <p><b>X</b> <b>P10</b> The Thames flood risk zones and critical drainage areas cover the majority of the borough, therefore any housing development in Southwark will most likely be in an area at risk of flooding.</p>
<p><b>IIA 15</b></p> <p><b>To provide everyone with the opportunity to live in a decent home</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP1</b>'s key objective is to improve the supply of housing, particularly quality, affordable housing.</p> <p>✓ ✓ <b>SP1</b> outlines how we will deliver a range of housing types to meet a diverse need.</p> <p>✓ ✓ <b>P1</b> outlines the requirement for a net increase in affordable housing as a percentage of any residential development that comes forward over the life of the plan.</p> <p>✓ ✓ <b>P1</b> will help increase the amount of affordable tenure homes and the</p>



affordability of homes to address the needs of local people.

✓✓ **P2** More family homes will reduce the likelihood of overcrowding as families have an increased chance of finding suitable accommodation with enough space.

✓✓ **P3** Protecting existing family homes will mean a larger chance of addressing overcrowding problems

✓✓ **P3** An increase in PRS homes will reduce the demand for other types of housing elsewhere.

✓✓ **P5** Housing designed specifically for older people will free up other types of homes currently occupied by older people, helping increase the availability of non-specialist housing for other people.

✓✓ **P6** Housing designed specifically for wheelchair users and others with specialist housing needs will free up other types of homes currently occupied and unsuitable for wheelchair users, helping increase the availability of non-specialist housing for other people.

✓✓ **P6** Unoccupied specialist wheelchair housing will be used as temporary local authority accommodation and financial contributions paid to the council in place of on-site affordable wheelchair housing provision will help to pay for the conversion of existing social rented homes to be wheelchair accessible or otherwise suitable as specialist housing.

✓✓ **P9** An increase in density will mean more homes in the same area.

✓ **P10** The policy supports self-build homes from people or groups on

		<p>Southwark's Self and Custom Build Register which will make a contribution towards Southwark's housing need.</p>
<p><b>IIA 16</b></p> <p><b>To promote sustainable transport and minimise the need to travel by car</b></p>	<p>✓</p>	<p>✓ <b>SP1</b> outlines how a range of housing types will be delivered, including housing for older people and others who may have mobility issues.</p> <p>✓ <b>P5</b> will help older people, who can be prone to mobility issues, to access buildings and places.</p> <p>✓ <b>P6</b> will help people with mobility issues, who can be prone to mobility issues, to access buildings and places</p> <p>? <b>P9</b> There is a risk that there could be a worsening of air quality due to an increase in the population increasing the demand for polluting private car use. However, higher densities will provide a basis to shift to walkable neighbourhoods, cycling and public transport and away from the motor car.</p> <p>? <b>P9</b> There is a risk that there could be an increase in private car use. However, higher densities will provide a basis to shift to walkable neighbourhoods, cycling and public transport and away from the motor car.</p> <p>? <b>P9</b> There is a risk that with higher densities there will be more people using streets and roads either as pedestrians and cyclists or motor vehicles. This could mean an increase in the chance of collisions and accidents.</p> <p>✓ <b>P9</b> Higher densities will make public transport more viable and in demand as congestion for private motor vehicles is too much.</p>

		<p>✓ <b>P9</b> Higher densities will make walkable neighbourhoods more viable and walking and cycling more attractive and increase demand as congestion for private motor vehicles is too much.</p>
<p><b>IIA 17</b>  <b>To provide the necessary infrastructure to support existing and future development</b></p>	<p>N/A</p>	

Integrated impact assessment for:

**Strategic Policy 2 Social regeneration to revitalise neighbourhoods**

Including

- P11: Design of places
- P12: Design quality
- P13: Residential design
- P14: Tall buildings
- P15: Efficient use of land
- P16: Listed buildings and structures
- P17: Conservation Areas
- P18: Conservation of the historic environment and natural heritage
- P19: Borough views
- P20: Archaeology
- P21: World Heritage Sites
- P22: River Thames

IIA Objective	Overall Score	Comment
<p><b>IIA 1</b></p> <p><b>To tackle poverty and encourage wealth creation</b></p>	<p>✓</p>	<p>✓ <b>SP2</b> aims to revitalise neighbourhoods to make them places we can all be proud to live and work. The Council recognises that Southwark is a borough with a proud heritage and a great future, with one of the most ambitious regeneration programmes in the country. Using the borough's unique position in central London to benefit local residents, encouraging innovative development of spaces to provide new Council and other affordable homes, jobs, schools, shops and places to work.</p> <p>✓ <b>SP2</b> aims to revitalise neighbourhoods to make them places we can all be proud to live and work. Using the borough's unique position in central London to benefit local residents, encouraging innovative development of spaces to provide new Council and other affordable homes, jobs, schools, shops and places to work.</p>

✓ **P11** recognises that development should allow for accessible and inclusive design for all ages and especially for people with disabilities or those who are mobility impaired. Public realm should be safe, attractive and ease the movement of [pedestrians, cyclists and vehicular traffic. These goals are supportive of making transport and facilities accessible.

✓ **P14** recognises that tall buildings, if designed thoughtfully, can be an important component in contributing to an area's regeneration. They can improve access to low-cost transport and other facilities by being able to accommodate more people, whether workers or residents, near these facilities and transport options.

✓ **P15** An efficient use of land will likely indirectly help to improve access to low-cost transport options and other facilities, including temporary 'meanwhile' uses which provide community benefits, by virtue of an efficient use of land comprising the appropriate density which will see demand stimulated for such low cost transport options and other facilities which will, if not already, then be delivered. This in turn will contribute to reducing poverty and encouraging wealth creation. The policy will also seek to promote successful neighbourhoods for all

✓ **P16** ensures the protection and enhancement of listed buildings contribute to successful neighbourhoods for all which reference and are built upon a shared collective history. This can help to reduce poverty and, particularly if listed buildings are used for employment or educational purposes and open to the public.

✓ **P16** has the potential to promote and enable tourism opportunities to be exploited and employment created where listed buildings are significant.

✓ **P20** has the potential to promote and enable tourism opportunities to be exploited and employment created where archaeological finds are significant.

		<ul style="list-style-type: none"> <li>✓ <b>P21</b> has the potential to promote and enable tourism opportunities to be exploited and employment created in the parts of London where the world heritage sites have been identified.</li>   <li>✓ <b>P22</b> Parts of the Thames Policy Area contains the Strategic Cultural Area and lies within the Central Activities Zone, both of which contain key tourist attractions and visitor accommodation and facilities. The protection and enhancement of the Thames, Thames Path and the river's relationship to the built environment will continue to allow for tourism opportunities to be exploited and created.</li> </ul>
<b>IIA 2</b>  <b>To improve the education and skill of the population</b>	✓	<ul style="list-style-type: none"> <li>✓ <b>SP2</b> seeks to ensure that targeted support in regeneration areas is provided for the population. This can include upskilling and education of the population.</li>   <li>✓ <b>P20</b> has the potential to contribute to the education of the population should a programme of excavation, recording, achieving, publishing and display of finds be required, particularly if a programme of public engagement is required.</li> </ul>
<b>IIA 3</b>  <b>To improve the health of the population</b>	✓	<ul style="list-style-type: none"> <li>✓ <b>SP2</b> seeks to promote healthy lifestyles and active living by providing green infrastructure and opportunities for health activities and improving streets, squares and public spaces.</li>   <li>✓ <b>P11</b> provides for the provision of opportunities for formal and informal play. The provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits within buildings and the public realm.</li>   <li>✓ <b>P11</b> supports the provision of opportunities for formal and informal play. The provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits within buildings and the public realm including</li> </ul>

opportunities for recreation and food growing.

✓ **P11** ensures the height scale, massing and orientation of development responds positively to the existing townscape character and context.

✓ **P11** recognises that urban greening and green infrastructure can deliver multiple amenity and environmental benefits including food growing.

✓ **P11** recognises the importance of easing the movement of pedestrians, cyclists and vehicular traffic.

✓ **P12** supports development which utilises active design elements that are fitting to the location, context, scale and type of development. P12 recognises that good design is a key aspect of making places better for people. In addition to healthcare and services, such as GPs and clinics, other environmental and social conditions are known to influence people's health. The internal layout of buildings can be designed to encourage activity.

✓ **P12** ensures the height scale, massing and orientation of development responds positively to the existing townscape character and context.

✓ **P12** supports development which ensures existing patterns of pedestrian and cycling movement are taken into account and improved.

✓ **P13** recognises good quality housing helps to improve the health, safety, amenity and quality of life of current and future residents. Southwark has an aging population and the Council want all residents to be able to stay in their homes throughout different phases of their life into old age. It is important that family housing provides private amenity space to ensure that children have somewhere safe to play. Communal play areas are important for children, parents and carers to exercise and socialise.

		<ul style="list-style-type: none"> <li>✓ <b>P13</b> supports development which encourages communal amenity space designed to provide multiple benefits including food growing.</li> <li>✓ <b>P14</b> Tall buildings will help to contribute to higher-density neighbourhoods, encouraging walking, cycling and use of public transport through and between walkable neighbourhoods, which promote health by keeping active and minimising air pollution.</li> <li>✓ <b>P15</b> permits temporary ‘meanwhile’ uses which could include temporary allotments to produce locally grown food or other local community projects that promote inclusiveness and target specific groups, which in turn will help improve mental and emotional health.</li> <li>✓ <b>P18</b> identifies selected types of green infrastructure to be conserved and enhanced which can contribute to the health and wellbeing of people including registered parks and gardens, trees, hedgerows and the greenery contained in the protected London Squares.</li> <li>✓ ✓ <b>P22</b> The River Thames is a significant open space which provides areas of both recreation and leisure activities as well as calm and respite from the built up nature of London. Access to these areas provide an important ‘breathing space’ and the protection and enhancing of sites within the Thames Policy Area will help contribute to the continued enjoyment and value of these spaces, in turn contributing to physical and mental well being.</li> </ul>
<p><b>IIA 4</b></p> <p><b>To reduce the incidence of crime and the fear of crime</b></p>	<p>✓</p>	<ul style="list-style-type: none"> <li>✓ <b>SP2</b> seeks to improve streets, squares and public spaces which will help reduce the perception or fear of crime and encourage more people to use the spaces which will increase natural surveillance and reduce the opportunity for crime. It will aid the promotion and delivery of a well maintained and inclusive public realm.</li> </ul>



✓ **SP2** seeks to encourage an active, strong and connected cohesive community by ensuring existing residents benefit from regeneration by receiving support and ensuring everyone has their chance to get their voice heard.

✓✓ **P11** supports development that ensures high quality public realm that is safe, understandable and attractive.

✓ **P11** encourages active, connected, strong and cohesive communities by ensuring an urban grain and layout that takes into account and improves existing patterns of development and movement, permeability and street widths.

✓ **P11** recognises that good design is a key aspect of making places better for people. It is important that good quality materials are used in development.

✓ **P11** supports development utilising active design principles that are fitting to the location, context, scale and type of development. P12 also supports development which existing patterns of pedestrian and cycling movement are taken into account and improved. P12 recognises that in addition to healthcare services such as GPs and clinics, other environmental and social conditions are known to influence people's health.

✓ **P14** requires tall buildings to provide functional public space commensurate to the scale of the development when above 30m with widened footways and routes to accommodate increased footfall. This will encourage activity in these spaces, reducing the fear or perception of crime and the opportunity for criminal activity.

✓ **P15** permits temporary 'meanwhile' uses which mean that sites could be full of activity when they would otherwise be lying dormant. This will help reduce the fear and perception of crime as well as the opportunity for criminal activity to take place.

		<p>✓ <b>P20</b> has the potential to encourage and foster an active, connected, strong and cohesive community where a programme of public engagement with archaeological finds is required. This will help to reduce the fear and perception of crime.</p>
<p><b>IIA 5</b></p> <p><b>To promote social inclusion, equality, diversity and community cohesion</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP2's</b> key aim is social inclusion and community cohesion, community engagement where everyone gets to have their say and share in the benefits of regeneration.</p> <p>✓ <b>P11</b> encourages active, connected, strong and cohesive communities by ensuring an urban grain and layout that takes into account and improves existing patterns of development and movement, permeability and street widths.</p> <p>✓ ✓ <b>P11</b> supports development that provides accessible and inclusive design for all ages, and especially for people with disabilities or those who are mobility impaired. DM9 outlines that development should ensure compliance with the Equalities Act 2010, relevant London Plan policies and Part M of the Building regulations.</p> <p>✓ <b>P11</b> recognises the importance of easing the movement of pedestrians, cyclists and vehicular traffic.</p> <p>✓ <b>P11</b> supports the provision of opportunities for formal and informal play. The provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits within buildings and the public realm.</p> <p>✓ <b>P11</b> supports development that ensures an urban grain and layout that takes into account and improves existing patterns of development and movement, permeability and street width. DM9 supports development which provides accessible and inclusive design for all ages, and especially for people with</p>

disabilities or those who are mobility impaired.

✓✓ **P12** supports development which ensures accessibility and inclusive design for all.

✓✓ **P12** supports development which ensures existing patterns of pedestrian and cycling movement are taken into account and improved.

✓ **P13** seeks to provide good quality housing, including facilities and amenities for young people which will help to promote social inclusion, equality, diversity and community cohesion, particularly between different income groups due to requiring homes are tenure blind.

✓✓ **P14** requires that tall buildings provide a new publically accessible space at or near the top of the building and communal facilities for residents and building users. These inclusive aspects of tall buildings will help promote community cohesion and intermingling for people from different backgrounds and lifestyles.

✓ **P15** permits temporary 'meanwhile' uses which could include temporary allotments to produce locally grown food or other local community projects that promote inclusiveness and target specific groups, which in turn will help improve social inclusion, equality, diversity and community cohesion.

✓ **P18** identifies selected types of green infrastructure to be conserved and enhanced which can contribute to the health and wellbeing of people including registered parks and gardens, trees, hedgerows and the greenery contained in the protected London Squares.

✓ **P20** has the potential to support voluntary and community sectors and active community engagement where a programme of public engagement is required for archaeological finds.

		<p>✓ <b>P22</b> seeks to maintain and enhance the existing facilities that support and increase the use and enjoyment of the river, including transport facilities for passengers, freight and tourists which has the potential to promote social inclusion and community cohesion.</p>
<p><b>IIA 6</b></p> <p><b>To reduce contributions to climate change</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP2's</b> promotion of better streets will encourage walking and green infrastructure will also seek to deliver green infrastructure, which can help reduce carbon dioxide, the urban heat island effect and promote health lifestyles.</p> <p>✓ ✓ <b>P11</b> recognises that the provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits within buildings and the public realm, such as helping to reduce the urban heat island effect, where urban areas become significantly hotter than rural areas in summer.</p> <p>✓ <b>P12</b> recognises that sustainable design must reduce energy consumption and carbon dioxide emissions, reduce flood risk and pollution, ensure the avoidance of internal overheating, minimise the urban heat island effect and the creation of adverse local climatic conditions.</p> <p>✓ <b>P13</b> requires that new homes utilise non-mechanical ventilation systems, Be dual aspect and allow for natural cross ventilation and Demonstrate how overheating will be avoided for single aspect flats; all of these parts of the policy will maximise efficient use of finite resources for things like energy for heating and cooling, in turn contributing to reducing the impacts of climate change.</p> <p>✓ ✓ <b>P14</b> requires that tall buildings maximise energy efficiency and prioritise the use of sustainable materials.</p> <p>✓ ✓ <b>P15</b> requires an efficient use of land, which is a finite resource. An efficient use of a finite resource will ensure contributions to climate change</p>

are minimised and/or reduced.

✓✓ **P15** requires that development does not compromise sites adjacent, ensuring that all sites can maximise their potential in contributing to sustainable development, including conforming to other policy requirements.

✓✓ **P15** permits temporary 'meanwhile' uses, encouraging the re-use or improvement of buildings and land that are vacant, underutilised or in disrepair.

X **P16** There will likely be limits on the extent that any development activity undertaken on listed buildings will be able to contribute to reducing climate change. There will be the opportunity to do some measures however the (carbon) savings achievable will likely be less than for other buildings.

✓ **P18** identifies selected types of green infrastructure to be conserved and enhanced which can contribute to the health and wellbeing of people including registered parks and gardens, trees, hedgerows and the greenery contained in the protected London Squares.

✓ **P18** seeks to ensure that viable uses of heritage assets that is consistent with its on-going and long-term conservation is enabled. This means the re-use and re-cycling of existing buildings can help reduce the carbon emissions (and contribution to climate change) that would otherwise be spent during demolition and new build construction.

X **P20** Depending on the nature of the works required, P20 will not necessarily contribute to reducing carbon emissions and/or climate change. This is because the requirements for archaeological finds to be carefully excavated and/or recorded and archived which will use resources. Were the policy not in place, these extra resources (and so carbon emissions) would not have to be spent. However, the benefits of protecting archaeological finds is considered to

		<p>significantly outweigh the disbenefits identified in the increase in carbon emissions.</p> <p>? <b>P21</b> It may be that protection of views to, from and across world heritage sites may result in buildings and spaces that, in respecting the world heritage sites, are required to use more resources and/or emit more carbon emissions than they otherwise would without the requirements set out in this policy. However, the benefits are considered to significantly outweigh any disbenefits.</p> <p>✓ <b>P22</b> seeks to maintain and enhance the existing facilities that support and increase the use and enjoyment of the river, including transport facilities for passengers, freight and tourists. The river is currently an underutilised transport artery and its use for this purpose could reduce reliance on other less sustainable forms of travel on London's congested roads such as cars. Transferring people from private transport to public transport is one way we can reduce contributions to climate change.</p>
<p><b>IIA 7</b></p> <p><b>To improve the air quality</b></p>	<p>✓</p>	<p>✓✓ <b>SP2</b> seeks to promote green infrastructure which can have a positive effect on air quality, both chemically where NOx and Particular Matter are absorbed by the green infrastructure and physically, where the G.I can disperse pollutants in the air to minimise their exposure to people.</p> <p>✓ <b>P11</b> recognises that the enhancement of areas through urban greening can create healthier places by reducing air pollution.</p> <p>✓ <b>P12</b> recognises that sustainable design must reduce energy consumption and carbon dioxide emissions. P12 supports development which ensures existing patterns of pedestrian and cycling movement are taken into account and improved.</p> <p>✓ <b>P12</b> supports development that implements sustainable design and</p>

		<p>construction techniques.</p> <ul style="list-style-type: none"> <li>✓ <b>P13</b> requires that new homes be dual aspect and allow for natural cross ventilation or Demonstrate good levels of privacy and ventilation to all rooms for single aspect flats, these design requirements will help improve the internal air quality of new homes.</li> <li>✓ <b>P14</b> should indirectly help to improve air quality by contributing to higher-density neighbourhoods, encouraging walking, cycling and use of public transport through and between walkable neighbourhoods, which promotes active travel that does either does not pollute or pollutes significantly less per person than other transport modes.</li> <li>✓ <b>P22</b> seeks to maintain and enhance the existing facilities that support and increase the use and enjoyment of the river, including transport facilities for passengers, freight and tourists. The river is currently an underutilised transport artery and its use for this purpose could reduce reliance on other less sustainable forms of travel on London’s congested roads such as cars. This has the potential to improve air quality.</li> </ul>
<p><b>IIA 8</b></p> <p><b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b></p>	<p>✓</p>	<ul style="list-style-type: none"> <li>✓ <b>SP2</b> looks to promote heritage-led regeneration to make best use of existing historic building fabric which leads to less consumption of finite resources in demolishing old and constructing new buildings. The policy also looks to encourage new homes above shops, using existing buildings to provide new uses.</li> <li>✓ <b>P12</b> recognises that sustainable design must minimise the consumption of natural resources.</li> <li>✓ <b>P15</b> indirectly helps to minimise waste by ‘recycling’ land via the temporary ‘meanwhile’ uses which may be permitted.</li> </ul>

		<p>✓ <b>P15</b> indirectly helps to minimise waste by ensuring that adjacent sites are not compromised by any development, thereby reducing the potential for the potential of adjacent sites to be ‘wasted’.</p> <p>X <b>P16</b> There will likely be limits on the extent that any development activity undertaken on listed buildings will be able to contribute to avoiding waste and maximising reuse, recycling waste as a resource.. There will be the opportunity to do some measures however the amount of waste likely to be able to be re-used and recycled may be less than for other buildings.</p> <p>✓ <b>P17</b> seeks to ensure that viable uses of heritage assets that is consistent with its on-going and long-term conservation is enabled. This means the re-use and re-cycling of existing buildings can help reduce the waste and inefficient use of resources that would otherwise occur during demolition and new build construction.</p>
<p><b>IIA 9</b></p> <p><b>To encourage sustainable use of water resources</b></p>	<p>✓</p>	<p>✓ <b>SP2</b>’s promotion of green infrastructure has the potential to encourage sustainable use of water by reducing the risk of flooding (and so other resources dealing with the impact of flooding) and could include sustainable urban drainage elements which could include recycling, reuse and cleansing of water.</p> <p>✓ <b>P11</b> recognises that the provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits such as reducing the impact of surface water flooding.</p> <p>✓ <b>P12</b> recognises that sustainable design must reduce flood risk.</p> <p>X <b>P16</b> There will likely be limits on the extent that any development activity undertaken on listed buildings will be able to contribute to encouraging sustainable use of water resources and maximising water reuse and recycling water, relative to other development undertaken on non-listed buildings. There</p>



		<p>will be the opportunity to do some measures however the amount of water efficiency measures incorporated are likely to be provide less savings/smaller efficiencies than those achievable on other types of development.</p> <p>✓ <b>P22</b> seeks to maintain and enhance the existing facilities that support and increase the use and enjoyment of the river, including transport facilities for passengers, freight and tourists. The river is currently an underutilised transport artery and its use for this purpose could constitute the sustainable use of water resources that reduces reliance on other less sustainable forms of travel on London’s congested road.</p>
<p><b>IIA 10</b></p> <p><b>To maintain and enhance the quality of land and soils</b></p>	<p>✓</p>	<p>✓ <b>SP2’s</b> promotion of green infrastructure has the potential to ensure the quality of land and soils is maintained and enhanced. Encouraging new homes above shops means more development on land already built on and not on land where there is virgin soil of ecological and biodiverse value.</p> <p>✓✓ <b>P11</b> supports development which ensures high standards of design with commensurate consideration given to visual appearance, composition, aesthetics and detailing. P12 recognises that good design is a key aspect of making places better for people.</p> <p>✓ <b>P15</b> promotes re-use of previously developed land and buildings through the temporary ‘meanwhile’ uses criteria.</p>
<p><b>IIA 11</b></p> <p><b>To protect and enhance quality of landscape and townscape</b></p>	<p>✓✓</p>	<p>✓ <b>SP2</b> seeks to promote local distinctiveness and heritage-led regeneration by requiring the highest standards of design, creating attractive, healthy and distinctive buildings and places.</p> <p>✓✓ <b>P11</b> outlines that it is important to take the principles of urban design into consideration when designing new development, in order to ensure that new</p>

development improves the environment. P11 supports development that ensures the height, scale, massing and orientation of development responds positively to the existing townscape.

✓✓ **P12** supports development which ensures buildings, public spaces and land uses are positioned according to their function, impact and use. P12 recognises that it is important to take the principles of urban design into consideration when designing new development, in order to ensure that new development improves the environment so that people want to spend time in the place.

✓✓ **P12** recognises that good design is a key aspect of making places better for people. Southwark has a range of different neighbourhoods and areas contributing to its local distinctiveness, and this diversity will be reflected in new development.

✓✓ **P12** supports development which ensures high standards of design with commensurate consideration given to visual appearance, composition, aesthetics and detailing. P12 recognises that good design is a key aspect of making places better for people.

✓✓ **P14** requires that tall buildings respond positively to local character and townscape and be of exemplary architectural design.

✓✓ **P14** Tall buildings have the potential to have a negative impact on important strategic and local views. However the P14 requires that tall buildings make a positive contribution to the London skyline and must not cause harm to strategic and borough views or to the significance of a designated heritage asset.

✓ **P15** incorporates sustainable design and construction activities by virtue of ensuring the most efficient use of land, which will help to ensure the building is

designed and constructed with an appropriate lifespan and not be prematurely demolished or requiring heavy investment in refurbishment and retrofitting in aspects such as servicing facilities, circulation space and access to, from and through the site. This will ensure the quality of the landscape and townscape is protected and enhanced during the lifespan of the building.

✓ ✓ **P15** will improve the relationship between different buildings, streets, parks and waterways due to the requirement to not unreasonably compromise the development potential or legitimate activities on neighbouring sites.

✓ ✓ **P16** Listed buildings and structures often comprise key components of a valued quality landscape and townscape. The policy seeks to protect these and where development activity on them is undertaken, make sure they are enhanced.

✓ ✓ **P17's** key aim is for the conservation, protection, maintaining and enhancing of the setting and condition of the features of the historic environment which has been identified as having a quality worthy of protection.

✓ ✓ **P18** One of P18's key aim is for the conservation, and enhancement of the identified heritage assets which often make a significant contribution to the quality of the local town and landscape.

✓ ✓ **P19'** key aim is to conserve and enhance local landscape and townscape character and visual amenity.

✓ ✓ **P19** will not have a negative impact on important strategic or local views but rather seeks to protect and enhance these views.

✓ ✓ **P21's** key aim is for the conservation and enhancement of the setting of local landscape, townscape and visual amenity.

✓ ✓ **P21** seeks to improve the relationship between different buildings,

		<p>streets, parks and waters and other spaces that make up the townscape character.</p> <p>✓✓ <b>P21</b> will not have a negative impact on important strategic or local views but rather seeks to protect and enhance these views.</p> <p>✓✓ <b>P22</b> seeks to conserve and enhance the local landscape and visual amenity and improve the relationship between different buildings, streets, parks and waters and other spaces that make up the townscape character.</p> <p>✓✓ <b>P22</b> seeks to have a positive impact on important strategic and local views including borough views and those identified in the London View Management Framework.</p>
<p><b>IIA 12</b></p> <p><b>To conserve and enhance the historic environment and cultural assets</b></p>	<p>✓✓</p>	<p>✓ <b>SP2</b> seeks to promote local distinctiveness and heritage-led regeneration by requiring the highest standards of design, creating attractive, healthy and distinctive buildings and places.</p> <p>✓ <b>P11</b> supports development that ensures the height, scale, massing and orientation of development responds positively to the existing townscape.</p> <p>✓ <b>P11</b> recognises that it is important to take the principles of urban design into consideration when designing new development, in order to ensure that new development improves the environment so that people want to spend time in the place. The principles extend to the internal design and the spaces between buildings, as well as the appearance of buildings. Developments must be designed to ensure accessibility, inclusivity and interaction regardless of disability, age or gender and to allow all to participate equally.</p> <p>✓✓ <b>P11</b> recognises that it is important to protect local character. Good public realm design is essential to help people move around the borough as it improves</p>

the streetscape, and creates a sense of place with vibrant, pleasant environments that people will take pride in and enjoy Ensuring visual amenity and the spatial diversity of communities is respected.

✓✓ **P11** recognises that the provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits, providing opportunities for recreation including formal and informal play.

✓ **P11** recognises that the provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits, providing opportunities for recreation including formal and informal play.

✓✓ **P12** supports development which ensures high standards of design with commensurate consideration given to visual appearance, composition, aesthetics and detailing. P12 recognises that good design is a key aspect of making places better for people. Southwark has a range of different neighbourhoods and areas contributing to its local distinctiveness, and this diversity will be reflected in new development.

✓✓ **P12** recognises that good design is a key aspect of making places better for people. It is important that good quality materials are used in development, which can greatly contribute to the overall impression of a building, as well as how it relates to its area. P12 supports development which implements sustainable design and construction techniques.

✓✓ **P12** supports development which ensures high standards of design with commensurate consideration given to visual appearance, composition, aesthetics and detailing and development which ensures new buildings and alterations to existing buildings have a reactive design solution that is specific to the site's shape, size and location. DM10 recognises that it is important good quality materials are used in development. The right materials greatly contribute to the overall impression of a building as well as how it relates to its area.

✓✓ **P14** requires tall buildings avoid unacceptable harm to the significance of designated heritage assets their settings.

✓ **P15** has the potential to deliver new and conserve and enhance the existing historic environment and cultural assets through the temporary 'meanwhile' uses criteria.

✓✓ **P16's** key aim is for the conservation, protection, maintaining and enhancing of the setting and condition of the features of the historic environment.

✓✓ **P17's** key aim is for the conservation, protection, maintaining and enhancing of the setting and condition of the features of the historic environment which has been identified as having a quality worthy of protection.

✓✓ **P17's** key aim is for the conservation and enhancing the significance of the identified elements of the historic environment and natural heritage which often make significant contributions to the townscape and landscape of a site or location.

✓✓ **P18** One of P18's key aim is for the conservation, and enhancement of the historic built and natural environment which by extension have significant cultural value.

✓✓ **P19** will help protect, maintain and enhance the setting of features of cultural and historical heritage in the environment.

✓✓ **P20's** key aim is for the conservation and enhancing the significance of historical, cultural and archaeological heritage in the environment

✓✓ **P20** will promote the historic environment and contribute to a better understanding of the historic environment.

		<p>✓✓ <b>P21</b>'s key aim is for the protection, maintenance, enhancement of the setting of significant historical and cultural sites in London</p> <p>✓✓ <b>P22</b> seeks to protect, maintain and enhance the condition and setting of features and areas of significant cultural, historical heritage i.e. the River Thames and the Thames Policy Area.</p> <p>✓✓ <b>P22</b> requires that landmarks of historical, cultural and social significance are located in the Thames Policy Area and so will improve and increase access to leisure, cultural and arts provision.</p>
<p><b>IIA 13</b></p> <p><b>To protect and enhance open spaces, green corridors and biodiversity</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP2</b>'s promotion of better green infrastructure will help to protect and enhance open spaces, green corridors and biodiversity.</p> <p>✓✓ <b>P11</b> recognises that the provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits, providing opportunities for recreation and biodiversity.</p> <p>✓ <b>P12</b> supports development that ensures existing patterns of pedestrian and cycling movement are taken into account and improved. P12 also supports development which ensures accessibility and inclusive design for all.</p> <p>✓ <b>P13</b> supports development which encourages communal amenity space designed to provide multiple benefits including habitat creation.</p> <p>✓ <b>P15</b> has the potential to protect and enhance existing and deliver new open and green spaces, corridors and habitats through the temporary 'meanwhile' uses criteria.</p> <p>✓ <b>P18</b> identifies selected types of green infrastructure to be conserved and</p>

		<p>enhanced which contribute significantly to the borough's offer of green and open space, biodiversity and habitat, including registered parks and gardens, trees, hedgerows and the greenery contained in the protected London Squares.</p> <p>✓✓ <b>P22</b> seeks to ensure the designated open water space of the River Thames is protected and enhanced.</p> <p>✓ <b>P22</b> seeks to maintain biodiversity by requiring development in the Thames Policy Area to avoid unacceptable harm to biodiversity if proposing new mooring facilities.</p>
<p><b>IIA 14</b></p> <p><b>To reduce vulnerability to flooding</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP2's</b> promotion of better green infrastructure will help to reduce vulnerability to flooding. New homes above shops will mean that some new homes will be off the ground floor where vulnerability to flooding is higher in flood risk zones/critical drainage areas.</p> <p>✓✓ <b>P11</b> recognises that the provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits within buildings and the public realm such as helping to reduce the impact of surface water flooding.</p> <p>✓✓ <b>P12</b> recognises that sustainable design must reduce flood risk.</p> <p>✓ <b>P13</b> supports development which encourages communal amenity space designed to provide multiple benefits including SUDs.</p> <p><b>X</b> <b>P16</b> The potential for the listed buildings to reduce vulnerability to flooding by, for example, the incorporation of sustainable urban drainage measures, is likely to be significantly less than non-listed buildings.</p>



		<p>✓ <b>P18</b> identifies selected types of green infrastructure to be conserved and enhanced which contribute significantly to the borough's ability to provide a slower rate of infiltration into the water table. This rate determines the risk of surface water flooding. The green infrastructure identified includes: registered parks and gardens, trees, hedgerows and the greenery contained in the protected London Squares.</p> <p>✓✓ <b>P22</b> requires that development adjacent to the River Thames maintain, remediate and improve flood defence walls and where next to culverts should demonstrate that the development will not undermine the structural integrity or detrimentally impact upon its intended operation.</p>
<p><b>IIA 15</b></p> <p><b>To provide everyone with the opportunity to live in a decent home</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP2</b> sets out that residents will access the benefits of our regeneration programmes and the opportunities created by those programmes for new homes, new jobs and infrastructure</p> <p>✓ <b>P12</b> supports development which ensures high standards of design with commensurate consideration given to visual appearance, composition, aesthetics and detailing.</p> <p>✓✓ <b>P13's</b> key aim is to provide decent homes</p> <p>✓ <b>P16</b> Development undertaken on listed buildings may allow for new homes to be delivered in innovated forms and using interesting design solutions imposed by the limits of listed building status, while still ensuring the important historic fabric of the building is retained.</p>
<p><b>IIA 16</b></p> <p><b>To promote sustainable transport and minimise the</b></p>		<p>✓ <b>SP2</b> promotion of healthy lifestyles and active living by providing green infrastructure and opportunities for healthy activities and improving streets, squares and public spaces will encourage walking and cycling and reduce</p>

## need to travel by car

reliance on the need to travel by car.

✓✓ **P11** recognises that developments must be designed to ensure accessibility, inclusivity and interaction regardless of disability, age or gender and allow all to participate equally, confidently and independently in everyday activities.

✓✓ **P11** supports development that ensures a high quality public realm that is safe, understandable and attractive and that ease the movement of pedestrians, cyclists.

✓✓ **P11** supports development that provides accessible and inclusive design for all ages, and especially for people with disabilities or those who are mobility impaired. Development should ensure compliance with the Equalities Act 2010, relevant London Plan policies and Part M of the Building Regulations.

✓✓ **P11** supports development that provides accessible and inclusive design for all ages, and especially for people with disabilities or those who are mobility impaired. DM9 recognises that the provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits.

✓ **P12** supports development which utilises active design principles that are fitting to the location, context, scale and type of development and ensures existing patterns of pedestrian and cycling movement are taken into account and improved.

✓✓ **P12** supports development which ensures accessibility and inclusive design for all.

✓✓ **P14** Tall buildings, by virtue of being high density, can help contribute to the demand for, and promote the uptake of active travel and use of public transport through and between walkable neighbourhoods, which in turn should

		<p>reduce the need to travel by car.</p> <p>✓ <b>P16</b> Development undertaken on listed buildings may allow previously under occupied listed buildings located in sustainable town centre locations or areas with high public transport accessibility levels, to be re-configured to a more efficient use which, were the listed building not available for development, may otherwise have to locate outside the high PTAL/connected areas. However, the policy still ensures the important built fabric of the historic building is retained. Development in these locations, particularly when undertaken on a listed building (which itself adds to the attraction of a sustainable high PTAL/town centre location) will reduce the need to travel by car and encourage active travel or travel by public transport.</p> <p>✓ <b>P22</b> seeks to maintain and enhance the existing facilities that support and increase the use and enjoyment of the river, including transport facilities for passengers, freight and tourists. The river is currently an underutilised transport artery and its use for this purpose could reduce reliance on other less sustainable forms of travel on London's congested roads such as cars</p>
<p><b>IIA 17</b></p> <p><b>To provide the necessary infrastructure to support existing and future development</b></p>	<p>✓ ✓</p>	<p>✓ <b>SP2</b> promotion of green infrastructure and opportunities for healthy activities and improving streets, squares and public spaces will encourage walking and cycling for the current and future generations, as the results other policy agendas relating to sustainable travel and development come to fruition.</p> <p>✓ ✓ <b>P11</b> supports development which ensures a high quality public realm that is safe, understandable and attractive and that eases the movement of pedestrians, cyclists and vehicular traffic.</p> <p>✓ ✓ <b>P11</b> recognises that the provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits within buildings and the public realm.</p>

✓ **P12** supports development which utilises active design principles that are fitting to the location, context, scale and type of development and ensures existing patterns of pedestrian and cycling movement are taken into account and improved.

✓✓ **P14** The requirement for communal and public community facilities will help to contribute towards the borough's overall social and community infrastructure offer and provision. The requirement for new public space and footway widening will ensure the spaces around tall buildings will be able to accommodate the increase in the number of people moving through as a result of the building be occupied.

✓ **P15's** requirements consciously seek to ensure that development potential of or other legitimate activity carried out on neighbouring sites is not impeded upon. This could include land uses which contain social, environmental and physical infrastructure. Temporary 'meanwhile' uses may include elements of social or environmental infrastructure.

✓ **P16** Allowing development on listed buildings may provide the opportunity to deliver social or other types of infrastructure (providing the historic building fabric is maintained) which would otherwise be required to find an alternative location.

✓✓ **P22** requires that development adjacent to the River Thames maintain, remediate and improve flood defence walls and where next to culverts should demonstrate that the development will not undermine the structural integrity or detrimentally impact upon its intended operation.

Integrated impact assessment for:









**Strategic Policy 3 Best start in life**

Including

P23: Education places

P24: Student homes










IIA Objective	Overall Score	Comment
<p><b>IIA 1</b></p> <p><b>To tackle poverty and encourage wealth creation</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP3</b> will help to contribute to reducing poverty and inequalities particularly for young people, by improving access to care, education and services for young people and parents.</p> <p>✓ ✓ <b>SP3</b> seeks to reduce poverty by providing school places and high quality play facilities in every neighbourhood.</p> <p>✓ ✓ <b>P23</b> seeks to permit enough school places to meet demand and ensure new schools are designed and built to a high standard. This will help ensure that all children, young people and those returning to further and higher education will be able to make the most of their education, contributing to better attainment and reducing the chances of poverty for individuals.</p> <p>✓ ✓ <b>P24</b> seeks to secure a significant amount of both conventional affordable housing and student affordable housing which will provide the opportunity to reduce poverty and encourage wealth by enabling those with less financial means to secure affordable housing and/or part take in further and higher education.</p> <p>✓ <b>P24</b> Students comprise an important part of the local community and provision of specialist housing means that their particular needs will be met in neighbourhoods that are 'successful for all.'</p>

<b>IIA 2</b>  <b>To improve the education and skill of the population</b>		 <b>SP3's</b> key aim is to improve the education and skill of the population through an increase in new and improved educational, play and health facilities and services, including school places, apprenticeships, quality playgrounds, library access and specialist services for particular groups.   <b>P23's</b> key aim is to contribute to improving the skill and education of the population by ensuring there are enough school places in the borough and schools and other educational facilities will be well designed to maximise the benefits of learning in a good environment.
<b>IIA 3</b>  <b>To improve the health of the population</b>		 <b>SP3</b> makes a commitment to providing free fruit for primary school pupils, quality playgrounds in every neighbourhood and increased educational support and access to services. These things will all help to improve the health of the population, particularly young people.   <b>P23</b> seeks to incorporate design criteria for schools and educational facilities that will contribute to the health of the population, including good internal and external air quality, adequate levels of daylight and sunlight and high quality external areas.   <b>P24</b> Providing specialist student housing will mean that students will be able to live together, i.e. those in the same situation and potentially at the same stage of life. This will reduce social isolation and have the potential to significantly reduce the chance of resultant mental health issues.
<b>IIA 4</b>  <b>To reduce the incidence of</b>		 <b>SP3's</b> focus on education and support services, particularly for young people, people with special educational needs, vulnerable people and young

<p><b>crime and the fear of crime</b></p>		<p>families will reduce the perceived need for any members of the above groups to turn to criminal activity to get by, which can sometimes occur as a result of the challenges faced by individuals within the above or any other groups due to social isolation and mental health issues.</p> <p>✓ <b>SP3</b> seeks to deliver new playgrounds, which will mean more activity in the public realm, reducing the fear and perception of crime and opportunity for crime.</p>
<p><b>IIA 5</b></p> <p><b>To promote social inclusion, equality, diversity and community cohesion</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP3's</b> primary focus is to promote social inclusion, equality, diversity and community cohesion by implementing measures that will help to give every child and young person the opportunity to reach their potential. Whether by increasing voluntary and community services and support for the young, vulnerable and those with special educational needs or by providing the community facilities and spaces in which educational and support services can be delivered, young people, children and vulnerable groups will especially benefit from SP3.</p> <p>✓ ✓ <b>P23</b> Schools and educational facilities can serve as community hubs which allow for disparate peoples to come together for shared experiences with a common goal: education and learning. Delivering school places and well designed schools and educational facilities will help to promote social inclusion, equality, diversity and community cohesion. P23 requires that school and other education facilities be available for local residents to use. This will also promote community cohesion and social inclusion, as while likely benefitting young people more overall, requirements of P23 will mean that the policy benefits other groups also.</p> <p>✓ ✓ <b>P24</b> will primarily benefit young people who typically take residency in purpose built student housing schemes. However, provision of student housing will mean less students putting demand on conventional housing, meaning, all other things being equal, access to and affordability of conventional housing is more likely to remain stable as a result of this. This will help community cohesion as less housing problems are experienced by the community.</p>

		<p>✓ <b>P24</b> The provision of student housing will mean students will be able to live together, i.e. individuals in similar situations, likely in the same stage, but from different walks, of life who will be able to relate to and learn from each other. This will help to significantly reduce the likelihood of social isolation among the student body.</p>
<p><b>IIA 6</b> To reduce contributions to climate change</p>	N/A	
<p><b>IIA 7</b> To improve the air quality</p>	N/A	
<p><b>IIA 8</b> To avoid waste and maximise, reuse or recycle waste arising as a resource</p>	N/A	
<p><b>IIA 9</b> To encourage sustainable use of water resources</p>	N/A	
<p><b>IIA 10</b> To maintain and enhance the quality of land and soils</p>	N/A	
<p><b>IIA 11</b> To protect and enhance quality of landscape and townscape</p>	N/A	



<b>IIA 12</b> <b>To conserve and enhance the historic environment and cultural assets</b>		 <b>SP3</b> seeks to provide quality playgrounds in every local area, which contributes to maintaining or increasing access to leisure and sporting facilities which falls under the objective of conserving and enhancing cultural assets, depending on the nature of the playground.
<b>IIA 13</b> <b>To protect and enhance open spaces, green corridors and biodiversity</b>		 <b>SP3</b> seeks to provide quality playgrounds in every local area, which contributes to protecting and enhancing open and green space, depending on the nature of the play ground.
<b>IIA 14</b> <b>To reduce vulnerability to flooding</b>	N/A	
<b>IIA 15</b> <b>To provide everyone with the opportunity to live in a decent home</b>		 <b>P24</b> seeks to ensure provision of two large segments of housing need is fulfilled: student housing (including affordable student housing) and conventional affordable housing. Provision of these two (three) types of housing will have a knock on effect for access to and affordability of other types of housing, the demand for which may be pushed up by those that would be served by purpose built student housing (including affordable student housing) and conventional affordable housing By this knock on effect, it can be agreed the policy seeks to improve the supply of housing for all.   <b>P24</b> will contribute towards increasing the range of housing mix, tenure, affordability to meet the current and future identified need in the borough.
<b>IIA 16</b> <b>To promote sustainable transport and minimise the</b>		 <b>P24</b> does not specify locations where student housing should be delivered, which implies that it may be possible for it to be delivered in areas of poor public

<p><b>need to travel by car</b></p>		<p>transport accessibility levels and/or areas that are not within walking and/or cycling distance of educational institutions. However, due to the majority of students do not have cars in London so the impact of P23 is not considered to increase the demand for travel by private car.</p>
<p><b>IIA 17</b></p> <p><b>To provide the necessary infrastructure to support existing and future development</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP3</b> seeks to provide the right social infrastructure to ensure children and young adults, vulnerable people and those with specialist educational needs are not held back by a lack of educational resources and support. This may include the introduction of shared community uses and co-location of services.</p> <p>✓ ✓ <b>P23</b> seeks to ensure that where development will increase demand for school places that these are delivered.</p>

Integrated impact assessment for:

**Strategic Policy 4 Strong local economy**

Including

- P25: Strategic protected industrial land
- P26: Office and business development
- P27: Railway arches
- P28: Small and independent businesses
- P29: Small shops
- P30: Town and local centres
- P31: Development outside town centres
- P32: Protected shopping frontages
- P33: Shops outside protected shopping frontages, town and local centres
- P34: Shop fronts
- P35: Betting shops, pawnbrokers and pay day loan shops
- P36: Hotels and other visitor accommodation
- P37: Pubs
- P38: Business relocation
- P39: Access to employment and training
- P40: Outdoor advertisements and signage
- P41: Broadband and telecommunications

IIA Objective	Overall Score	Comment
<p><b>IIA 1</b></p> <p><b>To tackle poverty and encourage wealth creation</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP4's</b> primary aim is to tackle poverty and encourage wealth creation through delivering a strong local economy through increased training and apprenticeship opportunities, thriving high streets and areas of other employment activity at the global, regional and local level.</p> <p>✓ ✓ <b>P25</b> will encourage the retention and growth of local employment in the locations and type of buildings for which London has an identified need and is</p>

currently being released at a faster rate than anticipated.

✓ ✓ **P25** will help to retain the diversity of the local economy.

✓ ✓ **P26** will increase the job opportunities for all by requiring employment floorspace in the Central Activities Zone, town centres, opportunity areas or site allocations to be reprovided or increased. This will help to increase employment and reduce unemployment.

✓ ✓ **P26** will help diversify the economy by requiring the successful integration of different types of employment space with residential and other uses, including freight, logistics, light industry, co-working, maker-spaces and offices.

✓ ✓ **P27** has the potential to improve the range of job opportunities and diversify the local economy as the Low Line walking route provides new customers and footfall to prompt new, public facing business to open in the arches. Meanwhile the suitability of the arches for industrial uses means that these can still be accommodated. This mix will help tackle poverty and encourage wealth creation.

✓ ✓ **P28** seeks to ensure there is a range of job opportunities, that the local economy is diverse and that the borough has a supply of the type of land and buildings required by a range of business which will help to provide employment and reduce unemployment.

✓ ✓ **P28** The policy seeks to ensure that small businesses should be retained and reprovided for. This could impact local ethnic businesses which serve local 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> generation migrant communities who statistically are significantly more likely to operate from such businesses.

✓ ✓ **P29** The policy seeks to ensure that small shop units should be retained and reprovided for. This could impact local ethnic businesses which serve local 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> generation migrant communities who statistically are significantly more

likely to operate from such businesses.

- ✓ **P30** Concentrating town centre uses in town centres provides the opportunities for the benefits of agglomeration to become manifest, as more business choose to locate to be near and compete with other business, whether retail or otherwise. This means a town-centre first policy for town centre uses will promote employment activity, increasing employment, reducing unemployment and helping to reduce poverty and encourage wealth creation.
- ✓ **P31** Development of town centre uses outside town centres will help to provide employment and so reduce poverty and encourage wealth creation, however the impact of this should not be to the detriment of the established town centres identified in P30.
- ✓ **P32** seeks to retain A uses in protected shopping frontages which will contribute to retaining employment in the local area which will ensure unemployment is reduced and wealth creation is encouraged.
- ✓ **P33** seeks to retain A uses outside protected shopping frontages and town and local centres which will contribute to retaining employment in the local area which will ensure unemployment is reduced and wealth creation is encouraged.
- ✓ **P34** seeks to encourage appropriate treatment of historic shops fronts and for shops to have appropriate designs relative to their context. Ensuring shop fronts fit within their context will help to make attractive places which can promote investment, in turn generating jobs, reducing poverty and encouraging wealth creation.
- ✓ ✓ **P35** Betting shops, pawnbrokers and payday loan shops can significantly and disproportionately harm people in poverty, lower incomes and stifle wealth creation. Limiting the amount of these premises will help to combat and reverse these impacts to relieve poverty and encourage wealth creation.

		<p>✓✓ <b>P36</b> Hotels and other visitor accommodation provide employment uses themselves while also encouraging indirect employment due to the spend of visitors in the neighbourhood and the borough. This will help to reduce unemployment and encourage wealth creation. P36 requires that hotels incorporate a range of day time uses as well as the accommodation which supports employment opportunities.</p> <p>✓ <b>P37</b> Protecting pubs and their unique features will provide the types of business premises and floorspace that publicans and landlords require . Pubs can also be attractions for tourist and visitors. This will help diversify the economy ensuring these types of jobs are available, help provide employment and encourage wealth creation.</p> <p>✓✓ <b>P39</b> seeks to provide jobs and training for local people. The policy also requires local business be allowed to tender services and goods during the construction and in the completed development. This will help to keep spend in the local economy will help to reduce unemployment, tackle poverty and encourage wealth creation.</p> <p>✓✓ <b>P41</b> requires superfast broadband to be implemented and supplied in new development and surrounding existing premises. This will provide the opportunity for businesses to compete with other areas of London and the UK which have access to superfast broadband, which compared against it currently falls behind. This will help increase the attractiveness of Southwark as a place to do business, in turn increasing opportunities for employment and reduce unemployment which will help tackle poverty and encourage wealth creation.</p>
<p><b>IIA 2</b></p> <p><b>To improve the education and skill of the population</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP4</b> seeks to increase the opportunities to get people into training and achieve their aspirations, assist local residents to remain financially independent and ensure they are equipped with the skills and knowledge needed to access the opportunities that living in Southwark brings.</p> <p>✓✓ <b>P25</b> Retention of industrial land in the SPIL will help provide the</p>

		<p>opportunity for training, apprenticeships and entry-level employment to local people be offered in sectors that may otherwise be displaced by other types of occupiers and land uses. The primary factor of businesses being located in the designated SPILs is for access to central London, therefore protecting these types of land uses in SPILs will prevent a skills shortage in this area of London with the highly competitively advantageous proximity to central London.</p> <p>✓ <b>P28</b> has the potential to improve the education and skill of the population by requiring specialist workspace providers to take on and manage employment floorspace where appropriate, which can often include incubator spaces and support services and where start ups and entrepreneurs collaborate, share ideas and learn from each other.</p> <p>✓✓ <b>P39</b> will ensure large developments will provide training and skills for the local people involved in the construction and the employment uses in completed developments.</p>
<p><b>IIA 3</b></p> <p><b>To improve the health of the population</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP4</b> Increasing opportunities for employment and other services will help to reduce the chance of mental health issues developing and/or continuing which can often be compounded by long-term unemployment.</p> <p><b>X</b> <b>P25</b> will not necessarily promote sustainable forms of transport in the short term while electric vehicles are not common. The types of vehicles typically associated with the activities undertaken in areas of protected industrial land (such as SPIL) are normally heavily polluting, either through exhaust emissions or re-suspended particulates from tyre and break functions. The management of the impacts of these types of vehicles is required to be carefully managed through other policy measures and other council teams and partnership working with other stakeholders. As time goes on and technology for private vehicles becomes cleaner and distribution networks are reviewed and consolidated (both considered to be largely outside the remit of planning policy) the impact of the policy should be significantly less to be neutral by the end of the plan period.</p>

? **P25** The activities undertaken and associated vehicle trips made as a result of the designation of industrial land has the potential to impact on local air quality which could impact on health.

✓ ✓ **P26** will seek to deliver an improved quality of housing in mixed-use developments by ensuring the successful integration of residential and non-residential uses is designed into a scheme. Good quality housing is a key factor in health and wellbeing.

✓ ✓ **P27** seeks to enable to implementation of the Low Line walking route which will help connect previously severed communities by the viaducts. This has the potential to have significant benefits for physical and mental health, as neighbourhood become more walkable opening up the opportunities to access services in different town centres. It will also promote walking which is a health, active way to travel.

✓ ✓ **P28** requirement for the retention and re-provision of small business units, including providing for existing occupiers, has the potential to significantly and positively impact on mental health of business owners whose land or business unit could be subject to redevelopment.

✓ ✓ **P29** requirement for the retention and re-provision of small shop units, including providing for existing occupiers, has the potential to significantly and positively impact on mental health of business owners whose land or shop unit could be subject to redevelopment.

✓ ✓ **P30** Town centres host civic and community hubs in walkable, sociable neighbourhoods. The concentration of such uses, as well as A uses (such as retail, cafes, and pubs) will help increase the opportunities for social interaction, significantly reducing opportunities for social isolation which will benefit mental and emotional health. Encouraging concentration in walkable neighbourhood town centres will encourage active travel to access goods and services which will benefit



physical health.

? **P31** Development of town centre uses outside town centres has the potential to disrupt the benefits of agglomeration that P30 seeks to encourage, including goods and services accessible in walkable neighbourhoods and a network of informal and formal social and civic infrastructure that many residents rely on. Disruption of these benefits could have physical, mental and emotional health impacts for residents and workers. This is why development of the nature prescribed in P31 must provide an impact assessment.

✓ **P32** seeks to retain A uses in protected shopping frontages which will contribute to retaining informal social infrastructure greatly valued by a variety of local communities. This will have positive impacts on mental and emotional health and wellbeing.

✓ **P33** seeks to retain A uses outside protected shopping frontages and town and local centres which will contribute to retaining informal social infrastructure greatly valued by a variety of local communities. This will have positive impacts on mental and emotional health and wellbeing.

✓✓ **P35** Betting shops, pawnbrokers and payday loan shops can significantly and disproportionately impact, and even financially harm, people in poverty, on lower incomes. This harm can create or exacerbate mental and emotional health issues which can then impact on existing or cause physical health issues. Limiting the amount of these premises will help to combat and reverse these impacts to promote and encourage good mental, emotional and physical health.

✓✓ **P37** Pubs make a recognised contribution to the network of social infrastructure for local communities, which provide spaces for interaction and foster social inclusion and community cohesion. This has significant benefits for mental and emotional health and wellbeing.

✓✓ **P38's** business relocation/reprovision requirement will have significant

		<p>health and wellbeing benefits for the owners and employees of local business who's land or premises are subject to redevelopment proposals. This policy requirement should go to great lengths to improve the mental and emotional well being and reduce stress and social exclusion for those concerned to ensure that businesses can be accommodated if not in the new development then in a location nearby.</p> <p>✓✓ <b>P39</b> seeks to increase local employment in both the construction phase of and in the completed development itself. This will help to tackle unemployment which can have an effect on mental health issues and emotional wellbeing.</p> <p>✓✓ <b>P41</b> requires that standards be met for telecommunications infrastructure which conforms to health and safety standards.</p>
<p><b>IIA 4</b></p> <p><b>To reduce the incidence of crime and the fear of crime</b></p>	<p>✓</p>	<p>? <b>P25</b> it is well established that crime and the fear and perception of crime is abetted by 'natural' or 'passive surveillance.' Designating areas for a particular group of land uses to the exclusion of others limits the amount of natural surveillance available to the area to deter crime and reduce the perception or fear of crime.</p> <p>X <b>P25</b> Due to the nature of the activities and businesses that take place in protected industrial areas the public realm for the pedestrian is often not welcoming or even designed to accommodate them. This can add to the fear of crime and the potential for criminal activity to take place.</p> <p>✓ <b>P26</b> will aid strong, cohesive communities by ensuring the relationship between the residential and non-residential uses within schemes is well designed, minimising the chance for conflict and promoting community cohesion. This will reduce the fear and perception of crime and stronger community bonds between residents and occupiers will reduce opportunities for crime.</p>

✓✓ **P27** Enabling the Low Line walking route and promoting a mix of uses, including uses which operate in the evening and have active frontages will help to reduce the perception of crime and the opportunity for crime as more people drawn to the uses in the arches provide passive surveillance.

✓✓ **P28** requirement for full fit out of small business units mean they are much more likely to be let to and occupied by small businesses than if they were not fitted out. This means that the time in which the unit is vacant is likely to be significantly less. Vacant units can contribute to the fear and perception of crime and provide the opportunity for criminal activity due to the lack of 'natural' or 'passive' surveillance.

✓✓ **P30** Concentrating town centre uses in established town centres will increase activity and natural surveillance and reduce the fear and perception of crime and the opportunity for criminal activity.

✓ **P31** Development of town centre uses outside town centres has the potential to reduce the fear of crime and opportunity for criminal activity by increasing natural surveillance and general activity in an area.

✓ **P32** seeks to retain A uses in protected shopping frontages which will retain activity and natural surveillance in these locations and reduce the fear and perception of crime and the opportunity for criminal activity.

✓ **P33** seeks to retain A uses outside protected shopping frontages and town and local centres which will retain activity and natural surveillance in these locations and reduce the fear and perception of crime and the opportunity for criminal activity.

✓ **P34** seeks to encourage internal rather than external security grilles. This allows for shop displays to be prominent during times when the shop is not open and when there may be less people around. External security grilles, by contrast, are often blank facades that do not contribute a welcoming atmosphere to the

		<p>townscape. Use of internal security grilles will make for a more inviting and attractive townscape and reduce the fear of crime and perception of opportunity for crime.</p> <p>✓✓ <b>P36</b> Hotels are often hubs for activity round the clock, which means there are often people, both employed by and staying at the hotel, who are providing natural surveillance and reducing the fear of crime and the opportunity to carry out criminal activity unnoticed.</p> <p>? <b>P37</b> Pubs help to contribute to evening activity in a place which can reduce the fear of crime and opportunities for criminal activity to go unnoticed. However it is acknowledged that there is generally a higher crime rate in areas with significant concentrations of evening and night time activity, including drinking establishments such as pubs. Therefore such establishments and the surrounding neighbourhoods will have to continue to be carefully managed to minimise the fear of and opportunity for crime.</p>
<p><b>IIA 5</b></p> <p><b>To promote social inclusion, equality, diversity and community cohesion</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP4</b> Improving the local economy to be strong and resilient and provide the opportunity for employment will improve the opportunity for social inclusion and community cohesion.</p> <p>✓✓ <b>P25</b> While it is acknowledged that P25 may not create the most welcoming environment for pedestrians (see analysis against IIA Objective 4) it is considered to be outweighed by the significant benefit in terms of the diverse employment offer that the Southwark is able to accommodate, and which local people can take advantage of, and similarly the diverse service offer provided by employment sectors and businesses within protected industrial areas that will draw business to the borough. This will greatly aid social inclusion and community cohesion and diversity.</p> <p>? <b>P25</b> Due to the nature of the built environment of protected industrial areas, it is not clear to the extent that the designation will help or hinder the connection of</p>

existing communities, the movement between them and the removal of physical barriers. Other policies in the plan will have to be carefully and thoughtfully applied to ensure this impact is offset and/or addressed due to it having a bearing on the level of social inclusion and community cohesion achievable.

✓ **P26** will aid strong, cohesive communities by ensuring the relationship between the residential and non-residential uses within schemes is well designed, minimising the chance for conflict and promoting community cohesion.

✓ ✓ **P27** seeks to enable to implementation of the Low Line walking route which will help connect previously severed communities by the viaducts. This has the potential to have significant benefits for social inclusion, equalities, diversity and community cohesion.

✓ ✓ **P28** requirement for full fit out of small business units mean they are much more likely to be let to and occupied by small businesses than if they were not fitted out. This means that the time in which the unit is vacant is likely to be significantly less. Vacant units can contribute to the fear and perception of crime and provide the opportunity for criminal activity due to the lack of 'natural' or 'passive' surveillance. This in turn could contribute to lessening social isolation and improved community cohesion.

✓ ✓ **P28** The policy seeks to ensure that small businesses should be retained and reprovided for. This could impact local ethnic businesses which serve local 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> generation migrant communities who statistically are significantly more likely to operate from such businesses in Southwark.

✓ ✓ **P29** The policy seeks to ensure that small businesses should be retained and reprovided for. This could impact local ethnic businesses which serve local 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> generation migrant communities who statistically are significantly more likely to operate from such shops in Southwark.

✓ ✓ **P30** Town centres host civic and community hubs in walkable, sociable

neighbourhoods. The concentration of such uses, as well as A uses (such as retail, cafes, and pubs) will help increase the opportunities for social inclusion and community cohesion.

? **P31** Development of town centre uses outside town centres has the potential to disrupt the benefits of agglomeration that P30 seeks to encourage, including goods and services accessible in walkable neighbourhoods and a network of informal and formal social and civic infrastructure that many residents rely on. Disruption of these benefits could have impacts on social inclusion and community cohesion for residents and workers. This is why development of the nature prescribed in P31 must be subject to an impact assessment.

✓ **P32** seeks to retain A uses in protected shopping frontages which will help maintain the opportunities for social inclusion and community cohesion.

✓ **P33** seeks to retain A uses outside protected shopping frontages and town and local centres which will help maintain the opportunities for social inclusion and community cohesion in these locations.

✓ **P34** seeks to encourage appropriate treatment of shops fronts and for shops to have appropriate designs relative to their context. Ensuring shop fronts fit within their context will help to make attractive places which can promote community cohesion and social inclusion.

✓✓ **P35** Betting shops, pawnbrokers and payday loan shops can significantly and disproportionately impact, and even financially harm, people in poverty and on lower incomes. This harm can create or exacerbate mental and emotional health issues which can then impact on existing or cause new physical health issues and affect community cohesion and social inclusion. Limiting the amount of these premises will help to combat and reverse these impacts to promote and encourage social inclusion and community cohesion.

✓ **P36** seeks to encourage hotels which include day time uses which can be used by the local community. Where the development of hotels has previously caused tension in the community, provision of such facilities should help promote social inclusion and community cohesion.

✓ ✓ **P37** Pubs make a recognised contribution to the network of social infrastructure for local communities, which provide spaces for interaction and foster social inclusion and community cohesion. P37 also allows for the status of an “asset of community value” to be treated as a material consideration on any planning applications on pubs with that designation. This empowers local communities to have their views taken seriously in the determination of planning applications on pubs which will promote social inclusion and community cohesion.

✓ ✓ **P38**'s business relocation/reprovision requirement hinges on promoting community cohesion, social inclusion, equality and diversity for business owners and employees on sites which may be subject to redevelopment. The policy focusses on small or independent business which, in Southwark, are often owned and employ people from BME backgrounds. Therefore this policy could positively impact those groups disproportionately.

✓ ✓ **P39** seeks to increase local employment in both the construction phase of and in the completed development itself. This will help to tackle unemployment which can have an effect on social isolation and community cohesion.

✓ **P40** requires that outdoor advertisements and signage encourage healthy behaviours which will in turn promote community cohesion.

✓ **P41** requires that major development connect existing nearby premises up to superfast broadband networks where the area has a broadband deficiency. This will help to ensure everyone is able to take advantage of the benefits offered by online services, improving social inclusion, equality and community cohesion.

## IIA 6

### To reduce contributions to climate change



**P25** Due to the varied nature of activities and types of businesses that operate within protected industrial it is not clear what the extent to which the policy will impact, positively or negatively on contributions to climate change.



**P26** encourages well designed mixed-use development with the different uses well integrated. Mixed use developments help contribute to walkable neighbourhoods, which in turn contribute to reducing the reliance on the private car. Reducing reliance on the private car will reduce contributions to climate change.



**P27** The opportunity to provide non-industrial uses in the railway arches, as well as enabling the low line walking route, may help reduce contributions to climate change as people decide to walk rather than travel by public transport or private cars between neighbourhoods.



**P30** Focussing town centre uses within established town centres will promote accessible goods and services in walkable neighbourhood and reduce the need to travel by car or public transport. This will have positive impacts on carbon emissions and reduce our contribution to climate change.



**P31** Development of town centre uses outside town centres has the potential to disrupt the benefits of agglomeration that P30 seeks to encourage, including goods and services accessible in walkable neighbourhoods, and may instead promote travel by car, due to the lower public transport accessibility levels (PTAL) found outside town centre locations. This is why development of the nature prescribed in P31 must be subject to an impact assessment.



**P32** seeks to retain A uses in protected shopping frontages which will promote provision of accessible goods and services in walkable neighbourhood and reduce the need to travel by car or public transport. This will have positive impacts on carbon emissions and reduce our contribution to climate change.



		<p>✓ <b>P33</b> seeks to retain A uses outside protected shopping frontages and town and local centres which will promote provision of accessible goods and services in walkable neighbourhood and reduce the need to travel by car or public transport. This will have positive impacts on carbon emissions and reduce our contribution to climate change.</p> <p>? <b>P37's</b> limits imposed on development which seeks to change the use of a pub, such as retaining special pub features and the contribution the building makes to the townscape, may inhibit the maximum potential for carbon emissions to be reduced were these limitations not imposed on this type of development.</p>
<p><b>IIA 7</b></p> <p><b>To improve the air quality</b></p>	<p>✓</p>	<p>X <b>P25</b> Due to the types of activities and businesses that operate within protected industrial areas, including those which create and release dust and emissions particles, it is possible that air quality on these sites will not be as good as other parts of the borough off main roads. The types of vehicles used in and to get to and from these protected industrial areas are also often polluting from exhaust emissions and tyre and break particulates being re-suspended, impacting on air quality. This impact will have to be carefully managed by working with partners, other council teams and services and business operators in the industrial areas where required. This impact should improve as we progress through the plan period as engine technology and distribution networks are reviewed and improved.</p> <p>✓ <b>P26</b> encourages well designed mixed-use development with the different uses well integrated. Mixed use developments help contribute to walkable neighbourhoods, which in turn contribute to reducing the reliance on the private car. Reducing reliance on the private car will reduce contributions to pollutants which cause poor air quality.</p> <p>✓ <b>P27</b> The opportunity to provide non-industrial uses in the railway arches, as well as enabling the low line walking route, may help improve local air quality.</p>

		<p>✓✓ <b>P30</b> Focussing town centre uses within established town centres will promote accessible goods and services in walkable neighbourhood and reduce the need to travel by car or public transport. This will have positive impacts on air quality.</p> <p>? <b>P31</b> Development of town centre uses outside town centres has the potential to disrupt the benefits of agglomeration that P30 seeks to encourage, including goods and services accessible in walkable neighbourhoods, and may instead promote travel by car, due to the lower public transport accessibility levels (PTAL) found outside town centre locations. This could have impacts on air quality. This is why development of the nature prescribed in P31 must be subject to an impact assessment.</p> <p>✓ <b>P32</b> seeks to retain A uses in protected shopping frontages which will promote provision of accessible goods and services in walkable neighbourhood and reduce the need to travel by car or public transport. This will have positive impacts on air quality</p> <p>✓ <b>P33</b> seeks to retain A uses outside protected shopping frontages and town and local centres which will promote provision of accessible goods and services in walkable neighbourhood and reduce the need to travel by car or public transport. This will have positive impacts on air quality.</p>
<p><b>IIA 8</b></p> <p><b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b></p>	<p>✓✓</p>	<p>✓✓ <b>P27</b> Railways arches have so far been primarily seen as 1) a barrier between communities and 2) as a suitable location for small industrial premises. While this may still be an appropriate assessment, P27 seeks to open up the opportunity to re-assess these underutilised resources by re-using and re-cycling this part of the historic built environment for the wider communities benefit, including other types of uses and enabling the Low Line walking route.</p>

<b>IIA 9</b> <b>To encourage sustainable use of water resources</b>		
<b>IIA 10</b>  <b>To maintain and enhance the quality of land and soils</b>	<p style="text-align: center;">✓</p>	<p>✓✓ <b>P25</b> designates industrial areas where industrial areas have previously been designed. Therefore if there is anywhere where soils are likely to be contaminated, it is where the designated industrial land is and the designated industrial land in the New Southwark Plan will not cause any new contamination of soils.</p> <p>✓ <b>P26</b> seeks to maintain the quality of soils by ensuring the priority for employment uses is located on land which has already been developed and host to employment uses.</p> <p>✓ <b>P27</b> Railway arches have typically been occupied by industrial uses which may have contaminated soils. The opportunity for these arches to be developed for publically accessible uses, as well as enabling the delivery of the Low Line walking route, presents the opportunity for remediation and de-contamination to be undertaken where required.</p> <p>✓ <b>P30</b> seeks to maintain the quality of soils by ensuring the priority for town centre uses is located on land which has already been developed and host to town centre uses in established and emerging town centres.</p>
<b>IIA 11</b> <b>To protect and enhance quality of landscape and townscape</b>	<p style="text-align: center;">✓✓</p>	<p>? <b>P25</b> The primary purpose of industrial areas is functionality for producing or providing the goods and services the business is built on. This often comes at the expense of visual amenity and townscape considerations. Other policies in the plan will have to be thoughtfully implemented to offset this impact.</p>

- ✓✓ **P27** seeks to improve the landscape/townscape by providing the opportunity for uses with active frontages to be incorporate into railway arches, as well as enabling the delivery of the Low Line walking route.
- ✓✓ **P28** requiring fit out for small units will increase the likelihood of the unit being occupied sooner, meaning the visual amenity impact of a vacant unit will be reduced.
- ✓✓ **P30** Southwark's town centres have a rich history provided by the historic buildings which add to their character and visual amenity. P30 requires that development does not harm the amenity or character of the area.
- ✓ **P34** seeks to encourage appropriate treatment of shop fronts and for shops to have appropriate designs relative to their context. Ensuring shop fronts fit within their context will help to protect and enhance the quality of townscape.
- ✓ **P36** requires that new hotels and visitor accommodation will be permitted provided that it dos not harm the character (including the townscape and landscape) of the local area.
- ✓✓ **P37** seeks to ensure that any development to pubs retains the design, character and heritage value of the pub where it makes a positive contribution to the streetscape and local character.
- ✓✓ **P40** requires that signage and advertisements not adversely affect the significance of the streetscape or their settings
- ✓✓ **P41** requires that telecommunications equipment avoids harmful impacts on public amenity and unacceptable street clutter in the public realm.

**To conserve and enhance the historic environment and cultural assets**



? **P25** The primary purpose of industrial areas is functionality for producing or providing the goods and services the business is built on. This often comes at the expense of visual amenity and townscape considerations. Other policies in the plan will have to be thoughtfully implemented to offset this impact.



**P27** Railway viaducts and arches in Southwark are among the oldest in the world and contribute significantly to the character and boundaries of the borough's neighbourhoods. They are currently heavily underutilised both as routes through and with activities within/along, and have the potential to become cultural and heritage attractions within themselves, as well as hosting a range of affordable employment uses for both public facing and private businesses.



**P30** Southwark's town centres have a rich history and feature many buildings and spaces of cultural and historic significance. Focussing town centre uses in town centres will provide the opportunity for these assets to be appreciated and used by more people than if town centre uses were not concentrated in town centres.



**P34** seeks to encourage appropriate treatment of historic shops fronts and for shops to have appropriate designs relative to their context. Ensuring shop fronts fit within their context will help to conserve and enhance heritage assets such as shop fronts and their wider context including conversation areas or siting within the vicinity of a significant heritage asset, such as a listed building or world heritage site.



**P36** requires that new hotels and visitor accommodation will be permitted provided that it does not harm the character (including historic and cultural assets) of the local area.



**P37** seeks to ensure that any development to pubs retains the design, character and heritage value of the pub where it makes a positive contribution to the streetscape and local character.

		<p>✓✓ <b>P40</b> requires that signage and advertisements not adversely affect the significance of heritage assets or their settings</p> <p>✓✓ <b>P41</b> requires that that telecommunications equipment not adversely affect the significance of heritage assets or their settings</p>
<p><b>IIA 13</b></p> <p><b>To protect and enhance open spaces, green corridors and biodiversity</b></p>	<p>✓</p>	<p><b>X</b> <b>P25</b> it is likely that the nature of the built environment (hard standing yards, large sheds and warehouses) and the environmental effects from the activities undertaken by the businesses on site (noise, dust, pollution etc.) will mean the designation limits biodiversity to be established in ways which do not apply to areas which are not designated as industrial land.</p> <p>✓ <b>P25</b> However this policy will ensure that industrial uses are limited to areas in which they have historically been limited, and so the impacts of these areas are not going to be increased. Rather, due to the amount of protected industrial land being less than what it has been historically, the chance for biodiversity to flourish and habitat to be established in former areas of protected industrial land has increased.</p> <p>✓ <b>P26</b> seeks to maintain existing green spaces by ensuring the priority location for employment uses is on land which has already been developed and host to employment uses.</p> <p>✓ <b>P27</b> that development does not impede on the implementation of the Low Line walking route which can be considered a piece of green infrastructure in parts.</p> <p>✓✓ <b>P40</b> requires that signage and advertisements not adversely affect trees in close proximity to the site.</p>

<p><b>IIA 14</b></p> <p><b>To reduce vulnerability to flooding</b></p>	<p>X</p>	<p>X <b>P25</b> The occupiers of sites within protected industrial land are not considered to among those most vulnerable to the impacts of flooding, however the designated industrial land is within an area of flood risk.</p> <p>X <b>P26</b> The majority the Central Activities Zone, the borough’s town centres, opportunity areas and site allocations are in a location at risk of flooding. Locating development in these areas will not necessarily reduce the developments or the surrounding occupiers to the risk of flooding.</p> <p>X <b>P27</b> The occupiers of railway arches in the use classes specified in P27, while the majority of them are within areas of flood risk, are not considered to be those most vulnerable to flooding. The risk however is still present and must be assessed on a site by site basis however.</p> <p>X <b>P30</b> The majority of Southwark’s town centres are located in areas at risk f flooding. However most of the types of users are not considered to be the most vulnerable to the impacts of flooding compared with occupiers of other types of land uses. The risk however is still present and must be assessed on a site by site basis however.</p> <p>X <b>P31</b> The majority of Southwark is subject to some form of flood risk, including locations outside of town centres identified in P30.</p>
<p><b>IIA 15</b></p> <p><b>To provide everyone with the opportunity to live in a decent home</b></p>		<p>✓✓ <b>P26</b> will seek to deliver an improved quality of housing in mixed-use developments by ensuring the successful integration of residential and non-residential uses is designed into a scheme.</p> <p>✓✓ <b>P27</b> Residential land uses are not permitted in railway arches. This is because they do not provide a good quality of accommodation and therefore would</p>

		<p>be contrary to the objective of providing ‘everyone with the opportunity to live in a decent home.’</p>
<p><b>IIA 16</b></p> <p><b>To promote sustainable transport and minimise the need to travel by car</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP5</b> Focussing employment activities on our high streets and town centres, which are generally locations which have high public transport accessibility levels (PTAL) will promote sustainable transport and reduce the need to travel by car.</p> <p>✓ <b>P26</b> encourages well designed mixed-use development with the different uses well integrated. Mixed use developments help contribute to walkable neighbourhoods, which in turn contribute to reducing the reliance on the private car.</p> <p>✓ <b>P27</b> seeks to promote Low Line walking routes which will encourage walking and cycling, connect neighbourhoods to each other by walking routes and reduce the need to take trips in cars.</p> <p>✓ ✓ <b>P30</b> Town centres promote the agglomeration of particular uses in the space location, minimising the need to travel by car and promoting access to goods and services in walkable neighbourhoods.</p> <p>? <b>P31</b> Development of town centre uses outside town centres has the potential to disrupt the benefits of agglomeration that P30 seeks to encourage, including goods and services accessible in walkable neighbourhoods, and may instead promote travel by car, due to the lower public transport accessibility levels (PTAL) found outside town centre locations. This is why development of the nature prescribed in P31 must be subject to an impact assessment.</p> <p>✓ <b>P32</b> seeks to retain A uses in protected shopping frontages which will promote provision of accessible goods and services in walkable neighbourhood and reduce the need to travel by car or public transport.</p> <p>✓ <b>P33</b> seeks to retain A uses outside protected shopping frontages and town</p>



		<p>and local centres which will promote provision of accessible goods and services in walkable neighbourhood and reduce the need to travel by car or public transport.</p>
<p><b>IIA 17</b></p> <p><b>To provide the necessary infrastructure to support existing and future development</b></p>	<p>✓</p>	<p>✓ <b>P27</b> allows for the delivery of D use classes which may include various types of social infrastructure and requires that development does not impede on the implementation of the Low Line walking route which can be considered a piece of green infrastructure in parts.</p> <p>✓ <b>P28 &amp; P29</b> Informally, small shops and businesses, which in Southwark statistically a much more likely to be operated by someone from a BME background, can form as community hubs for migrant and ethnic communities, which form a crucial part of their social infrastructure network.</p> <p>✓ ✓ <b>P30</b> allows for the provision of cultural and civic uses which can provide a number of social infrastructure functions as well as public toilets and drinking fountains</p> <p>? <b>P31</b> Development of town centre uses outside town centres has the potential to disrupt the benefits of agglomeration that P30 seeks to encourage, including goods and services accessible in walkable neighbourhoods and a network of informal and formal social and civic infrastructure that many residents rely on. This is why development of the nature prescribed in P31 must provide an impact assessment.</p> <p>✓ <b>P32</b> seeks to retain A uses in protected shopping frontages which will contribute to retaining informal social infrastructure greatly valued by a variety of local communities.</p> <p>✓ <b>P33</b> seeks to retain A uses outside protected shopping frontages and town and local centres which will contribute to retaining informal social infrastructure greatly valued by a variety of local communities.</p>

✓ **P36** seeks to encourage hotels which include day time uses which can be used by the local community which could include some form of informal or formal social infrastructure.

✓ ✓ **P37** seeks to retain public houses as the important component of social infrastructure networks that they are, providing spaces for social interaction and inclusion.

✓ ✓ **P41** Installation of superfast broadband networks will contribute to delivering a key piece of important 21<sup>st</sup> century infrastructure for both new and existing residents and business premises, particularly where areas of Southwark are lagging behind in the expanse and speeds of existing networks.

**Integrated impact assessment for:**

**Strategic Policy 5 Healthy active lives**

Including

- P42: Healthy developments
- P43: Leisure, arts and culture
- P44: Community uses
- P45: Hot food takeaways
- P46: Public transport
- P47: Highways impacts
- P48: Walking
- P49: Low Line routes
- P50: Cycling
- P51: Transport infrastructure improvements
- P52: Car parking
- P53: Parking standards for disabled people and the mobility impaired

IIA Objective	Overall Score	Comment
<p><b>IIA 1</b></p> <p><b>To tackle poverty and encourage wealth creation</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP5</b> One of the measures of poverty and deprivation is physical and mental health as well as the condition of a community's housing and neighbourhood. Some of the neighbourhoods in Southwark have high levels of deprivation and poverty. Providing more community health facilities, enabling voluntary organisations to take root, improving green spaces and improving housing conditions as prescribed in SP5 will help tackle this.</p> <p>✓ ✓ <b>SP5</b> Will promote walking and cycling through the delivery of walking and cycling routes and good urban design that prioritises pedestrians and cyclists. This will improve access to low cost transport opportunities and contribute to tackling poverty.</p>

✓✓ **P42** Health is a key determining factor in poverty. Improving health will make opportunities for employment and wealth creation much more likely. P42 seeks to ensure health of residents and workers is prioritised in the borough by providing developments that support and deliver healthy activities and other health, leisure related community facilities. This will help reduce poverty, including those groups most impacted by ill health, children and the elderly.

✓✓ **P43** will improve the range of job opportunities for local people by enabling employment in the leisure, arts and cultural sectors.

✓✓ **P43** The greater the amount of leisure, arts and cultural facilities in the borough the greater the opportunity for training and employment. This has significant potential in some of our more deprived communities where the creative economy is currently growing.

✓ **P44** Community facilities can provide spaces for training, education and learning which will help reduce unemployment and so tackle poverty and encourage wealth creation.

✓ **P45** One of the markers of poverty is physical health, which is partially determined by a healthy diet. P45 seeks to limit the proliferation, and so health impact of hot food takeaways, which will improve health and so reduce poverty.

✓ **P45** Public transport is a relatively cheap and accessible way to move around. An improvement in public transport has the potential to have significant benefits for deprived communities and help to reduce poverty.

✓ **P46** Adequate public transport capacity will enable local, national and international visitors to access the boroughs tourist and cultural sites and for people to access employment in these sectors by public transport.

		<p>✓✓ <b>P48</b> Health is a key determining factor in poverty and walking promotes physical health. Promoting walking will enable new and better routes to services and facilities between communities, including deprived communities.</p> <p>✓✓ <b>P49</b> Opening up low line walking routes will enable new routes to services and facilities between communities, including deprived communities which will help to reduce poverty.</p> <p>✓ <b>P50</b> A key determinant of poverty is physical health and access to employment. P50's requirement will help to encourage and provide for cycling, and affordable and healthy way to travel, which will improve access to employment. This will help to reduce poverty and encourage wealth creation.</p> <p>✓✓ <b>P51</b> Major transport infrastructure improvements will help provide access to jobs and employment for people and so reduce poverty and encourage wealth creation.</p>
<p><b>IIA 2</b></p> <p><b>To improve the education and skill of the population</b></p>	<p>✓</p>	<p>✓✓ <b>SP5</b> seeks to extend opportunities to maintain and improve health and well being, as well as building resilient communities and enabling vulnerable residents to lead and enjoy independent lives. This will require the educating and upskilling the groups concerned, including those with specialist care or educational needs or disabilities.</p> <p>✓ <b>P43</b> Arts and cultural institutions and organisations are often able to offer and manage training and workshops for local people.</p> <p>✓ <b>P44</b> Community facilities can provide spaces for training, education and learning which will help reduce unemployment and so tackle poverty and encourage wealth creation.</p>

<p><b>IIA 3</b></p>          <p><b>To improve the health of the population</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP5</b> seeks to improve the health of the population by improving housing conditions, a key factor in physical and mental health and providing active travel opportunities and routes for walking and cycling and improving green spaces. This will increase the attractiveness of staying active for recreation and travel which in turn will have significant benefits on physical and mental health and wellbeing.</p> <p>✓ ✓ <b>SP5</b> seeks improve access to healthcare, voluntary organisations and community health facilities which will have significant benefits for physical and mental health and wellbeing of the population.</p> <p>✓ ✓ <b>P42</b> seeks to improve the health of the population by providing developments that support and deliver healthy activities and other health, leisure related community facilities.</p> <p>✓ ✓ <b>P43</b> has the potential to improve mental and emotional health and wellbeing through increased access to arts, leisure and cultural facilities which can enhance wellbeing and provide training and employment opportunities, which can also improve health. This is particularly relevant in some of Southwark's more deprived communities where a cultural and arts scene is continuing to grow.</p> <p>✓ ✓ <b>P44</b> Community facilities can provide spaces for social interaction, relaxation and recreation and classes for training, education and learning. All these things can improve mental and emotional and by extension physical health and wellbeing.</p> <p>✓ ✓ <b>P45</b> Part of healthy living includes a healthy diet. The majority of hot food takeaways sell food cooked in oil and high in fat. Limiting hot food take ways will offer the opportunity to improve the diets and overall health, particularly of young people. A healthy diet is proven to contribute to positive mental health, which P45</p>

seeks to encourage by limiting hot food takeaways.

✓ **P46** Adequate public transport capacity will enable access to health and social facilities and for people to access employment in these sectors by public transport.

✓ **P46** Better public transport will help people access friends and family, support networks and health facilities, improving mental health and reducing the chance of social exclusion.

✓ **P46** Public transport is still largely polluting, however over time this will likely change, as Southwark currently has one hydrogen bus route. Furthermore, public transport is considerably less polluting than private motor vehicles where the energy and fuel required to transport the same number of people is significantly greater. In this respect, P45 promotes non-polluting forms of transport and its implementation will have a positive effect on health. Furthermore, good public transport services will make it more attractive for people to use, helping establish the modal shift away from private motor cars, which contribute significantly to congestion and poor air pollution and so ill health.

✓ ✓ **P47** requires that development minimises the demand for private car trips. This would have the secondary benefit of making walking and cycling more attractive options for personal transport, which are healthier ways to move around than private cars.

✓ ✓ **P47** seeks to minimise private motor vehicle use, which contribute to congestion and poor air quality. This means that air quality will be improved which will have a positive benefit for local people's health and well being.

✓ ✓ **P48** will help encourage walking which is a healthy way to move around and opening up an improving walking routes will enable new routes to services and facilities between communities, health and social care facilities.

		<p>✓✓ <b>P49</b> Low line walking routes will help encourage walking which is a healthy way to move around. It will also enable new routes to services and facilities between communities, health and social care facilities.</p> <p>✓ <b>P50</b> will help to improve health by encouraging and providing for cycling, a healthy and active way to get around.</p> <p>✓✓ <b>P51</b> Where development supports public transport and walking and cycling infrastructure investment, as per P51, it will help promote healthy active lifestyles. Increasing access to jobs will help reduce social exclusion which will have a positive impact on mental health and emotional well being.</p> <p>✓✓ <b>P51</b> The list of infrastructure projects listed in P51 all relate to walking, cycling and public transport. These forms of transport have the potential to reduce poor air quality through encouraging modal shift away from private car use and to modes of transport that are much less polluting per person.</p> <p>✓ <b>P52</b> seeks to minimise car use, which should indirectly make walking, cycling and public transport more attractive, which are all healthier modes of transport.</p> <p>✓✓ <b>P53</b> Some groups requires accessible car parking spaces. Where they are required, they will help the people who need them to be as mobile as possible and access the required services and facilities. This will help improve mental health.</p>
<p><b>IIA 4</b></p> <p><b>To reduce the incidence of crime and the fear of crime</b></p>	<p>✓</p>	<p>✓✓ <b>SP5</b> seeks build resilient communities which can help to reduce the fear of crime. The policy also seeks to improve green spaces, which will make them more attractive to use and reduce the fear of crime and opportunity for criminal activity to go unnoticed. There is the risk that encouraging vulnerable people to lead independent lives could increase the opportunity for them to be exploited by crime so this will have to be carefully managed with the appropriate safeguards put in</p>



place by the council's partners and stakeholders.

- ✓ **SP5** Will help to reducing crime and the fear of crime through encouraging walking and cycling and leading healthy active lives in general, Southwark's population will feel safer from dangerous traffic, pollution and the dangers of poverty and deprivation. The promotion of walking and cycling through urban design that means way finding will become easier. This will mean more people on the street and more "natural surveillance" and so a reduced fear of crime.
- ✓ **P43** Arts, cultural and leisure uses can contribute to street activity, and so natural surveillance, by being part of the day time, evening and night time economy. This will improve safety and security as more people are active on the street.
- ✓ **P43** Community facilities that are multipurpose and shared spaces will mean people using the buildings more than if they were for a single use or not shared. This will increase the number of people using the space at different times of the day and so provide a sense of activity, security and natural surveillance.
- ✓ **P47** seeks to minimise demand for private car journeys and private motor vehicle trips servicing the development. Minimising these trips will reduce the impact of pollution, congestion and dead spaces created by parked vehicles, improving the public realm and reducing the fear of crime and perception of crime.
- ✓ **P48** Improving existing and creating new walking routes will encourage more people to walk, improving street vitality and providing more natural surveillance.
- ✓ ✓ **P49** Currently, the accessible routes along arches are generally not well used meaning there is a lack of activity and natural surveillance. The low line walking routes will help to address this as a secondary benefit of the policy proposal.
- ✓ **P50** requires cycle parking to be safe, secure, convenient and accessible.

		<p>These high standards for cycle parking and storage will help to reduce the theft of bicycles which are a common problem in London, and so reduce crime and the fear of crime.</p> <p>✓✓ <b>P52</b> Car parking within the visible public realm (i.e. on the street or on ground floor or surface level) can have a detrimental impact on the vitality of the public realm by creating visual and physical barriers that do not contribute to the liveliness of cities. This can impact on the perceived safety of a space and increase the fear of crime and the opportunity for criminal activity to go unnoticed. P52's restrictions on car parking should help to reduce this impact.</p>
<p><b>IIA 5</b></p> <p><b>To promote social inclusion, equality, diversity and community cohesion</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP5</b> seeks build resilient communities and enable vulnerable residents have the opportunity to lead independent lives. This combined with improved access to health facilities and health care and voluntary organisations and community facilities prescribed in SP5 will help to reduce social isolation and improve community cohesion.</p> <p>✓✓ <b>P42</b> seeks to improve the health of the population by providing developments that support and deliver healthy activities and other health, leisure related community facilities. This will have a significant and positive effect on social inclusion and community cohesion.</p> <p>✓✓ <b>P43</b> Arts and cultural institutions and organisations are sometimes voluntary or community-based. P43 will help to support such organisations and will help reduce social isolation, inequality and promote diversity and community cohesion.</p> <p>✓✓ <b>P44</b> Community facilities can provide spaces for social interaction, relaxation and recreation and classes for training, education and learning. All these things can reduce social isolation and promote equality and diversity between and within different groups and aid community cohesion. This will be particularly important for groups such as those from deprived areas, which have a higher</p>

proportion of residents from a BME background, children and older people, where loneliness, due to a lack of services and facilities such as community space, can affect health.

✓ ✓ **P45** seeks to target, among other groups, young people at secondary school who have access to and frequent hot food takeaways during lunch and after the end of the school day. This is because diet is proven to effect concentration and school attainment, and the majority of hot food takeaways supply unhealthy food which should be limited in consumption. Therefore, P45 seeks to impact young people disproportionately, however this impact is considered to be positive and for the benefit of young people and the wider community.

✓ ✓ **P46** Public transport built has to conform to accessibility laws by law. Promoting public transport will increase the accessibility for people with mobility issues, such as the elderly and disabled. This will promote social inclusion and community cohesion.

✓ ✓ **P46** Adequate public transport capacity will enable affordable access to health and social facilities and for people to access employment in these sectors by public transport. It will also allow people to access friends and family and support networks. Access to these things will significantly reduce the risk of social isolation and promote social inclusion and community cohesion. Elderly and disabled groups will benefit from good public transport.

✓ ✓ **P48** specifies that new and improved walking routes will improve access for all, particularly for the elderly and others with mobility issues.

✓ ✓ **P49** The low line walking routes will improve access for all, including the elderly and others with mobility issues. This will help reduce social isolation, promote equality and community cohesion.

✓ **P50** Cycling promotes physical health and is an affordable and therefore inclusive way to get around. This means it will also have positive impacts on mental

		<p>health and wellbeing in turn helping community cohesion and social inclusion. It should be noted that not everyone, such as those with mobility issues or small children, will find it either easy, affordable or possible to undertake cycling. Therefore these groups must be accommodated with other affordable, healthy and inclusive forms of travel promoted through other policies in the plan.</p> <p>✓✓ <b>P51</b> Where development supports public transport and walking and cycling infrastructure investment, as per P51, it will help promote healthy active lifestyles. Increasing access to jobs and physical health will help reduce social exclusion which will have a positive impact on social isolation and the community cohesion.</p> <p>✓✓ <b>P52</b> Car parking within the visible public realm (i.e. on the street or on ground floor or surface level) can have a detrimental impact on the vitality of the public realm by creating visual and physical barriers that do not contribute to the liveliness of cities. This can impact on the perceived safety of a space and increase the fear of crime and the opportunity for criminal activity to go unnoticed. This can impact on mental and emotional well being for users of spaces, particularly vulnerable groups. P52's restrictions on car parking should help to reduce this impact.</p> <p>✓✓ <b>P52</b> Restricting car parking in the public realm will reduce physical barriers and help people, particularly children, the elderly and mobility impaired, move around more freely and encourage social interaction.</p> <p>✓✓ <b>P53</b> will benefit groups who have mobility issues, such as the elderly and disabled people, which will promote social inclusion and community cohesion.</p>
<p><b>IIA 6</b></p> <p><b>To reduce contributions to climate change</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP5</b> seeks to encourage active travel by sustainable forms of transport such as walking and cycling. This will reduce the demand for transport by other carbon-emission intensive means such as the private car and, to a lesser extent, public transport.</p>

✓✓ **SP5** seeks to ensure all council homes are warm, dry and safe. This is often done through new insulated cladding on older housing blocks which increase the energy efficiency of the building and in turn reducing carbon emissions.

✓✓ **P46** Good public transport services will make it more attractive for people to use, helping establish the modal shift away from private motor cars, which contribute CO2 and greenhouse gas emissions considerably more than public transport relative to capacity and so help to reduce contributions to climate change.

✓✓ **P47** seeks to minimise demand for private car journeys and private motor vehicle trips servicing the development. These contribute to CO2 and greenhouse gas emissions. Minimising these types of journeys will reduce contribution to climate change.

✓✓ **P48** will encourage walking which will reduce demand for private vehicle trips and public transport. This will in turn reduce contributions to climate change.

✓✓ **P49** will encourage walking which will reduce demand for private vehicle trips and public transport. This will in turn reduce contributions to climate change.

✓✓ **P50** will encourage walking which will reduce demand for private vehicle trips and public transport. This will in turn reduce contributions to climate change.

✓✓ **P51** The list of infrastructure projects listed in P51 all relate to walking, cycling and public transport. These forms of transport have the potential to reduce carbon emissions and contribution to climate change through encouraging modal shift away from private car use and to modes of transport that are much less carbon intensive per person.

✓✓ **P52** seeks to restrict car parking and where implemented, provide spaces as that are shared between developments and occupiers of nearby buildings, are

		<p>car club bays and have electric vehicle charging points helping to reduce carbon emissions and contributions to climate change.</p> <p>✓ <b>P53</b> requires that any parking spaces for disabled people or those with mobility issues are, following a lack of allocation to particular persons, not permitted to be returned to the general car parking pool, which will help to reduce (or at least not increase) carbon emissions than if the policy did not have this limitation.</p>
<p><b>IIA 7</b></p> <p><b>To improve the air quality</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP5</b> seeks to encourage active travel by sustainable forms of transport such as walking and cycling. This will reduce the demand for transport by other means which emit pollutants such as NOx and particular matter such as the private car and, to a lesser extent, public transport.</p> <p>✓ ✓ <b>P46</b> Good public transport services will make it more attractive for people to use, helping establish the modal shift away from private motor cars, which contribute to the release of considerably more NOx and particulate matter pollutants per person travelling than public transport relative to capacity. These pollutants are the main contributors to poor air quality and so P46 will help to reduce this impact and improve air quality.</p> <p>✓ ✓ <b>P47</b> seeks to minimise demand for private car journeys and private motor vehicle trips servicing the development, which contribute to poor air quality. Minimising these types of journeys will reduce contribution to poor air quality.</p> <p>✓ ✓ <b>P48</b> will encourage walking which will reduce demand for private vehicle trips and public transport. This will in turn reduce air pollution.</p> <p>✓ ✓ <b>P49</b> will encourage walking which will reduce demand for private vehicle trips and public transport. This will in turn reduce air pollution.</p>

		<p>✓✓ <b>P50</b> will encourage cycling which will reduce demand for private vehicle trips and public transport. This will in turn reduce air pollution.</p> <p>✓✓ <b>P51</b> The list of infrastructure projects listed in P51 all relate to walking, cycling and public transport. These forms of transport have the potential to reduce pollution relative to if people were using other more polluting forms of transport such as private cars.</p> <p>✓✓ <b>P52</b> seeks to restrict car parking and where implemented, provide spaces as that are shared between developments and occupiers of nearby buildings, are car club bays and have electric vehicle charging points helping to reduce NOx and particulate matter pollutants that cars contribute to.</p> <p>✓ <b>P53</b> requires that any parking spaces for disabled people or those with mobility issues are, following a lack of allocation to particular persons, not permitted to be returned to the general car parking pool, which will help to reduce (or at least not increase) pollutants such as NOx and particulate matter than if the policy did not have this limitation. This will have a positive impact on air quality.</p>
<p><b>IIA 8</b> <b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP5</b> seeks to ensure all council homes are warm dry and safe, encouraging refurbishment (recycling) of existing housing rather than demolition and new-build, which is more resource intensive and, where other sustainability considerations do not outweigh this option, less environmentally friendly and waste efficient.</p>
<p><b>IIA 9</b> <b>To encourage sustainable use of water resources</b></p>	<p>N/A</p>	
<p><b>IIA 10</b></p>	<p>N/A</p>	

<p><b>To maintain and enhance the quality of land and soils</b></p>		
<p><b>IIA 11</b></p> <p><b>To protect and enhance quality of landscape and townscape</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>P43</b> seeks to encourage public art projects which have the potential to improve the relationship between buildings and streets and other types of urban spaces that contribute to townscape character.</p> <p>✓ ✓ <b>P47</b> seeks to ensure servicing and delivery arrangements can minimise their impact on the safe and efficient use of the public realm by other users.</p> <p>✓ ✓ <b>P48</b> Walking is one of the best ways to appreciate and move around the city. Promoting walking will ensure urban design and architecture takes this into account.</p> <p>✓ ✓ <b>P49</b> Walking is one of the best ways to appreciate and move around the city. Railway arches and the adjacent land is generally underutilised for the public benefit. Opening up routes, as P49 requires, along and activating these spaces will enhance the landscape and townscape.</p> <p>✓ ✓ <b>P52</b> Street level car parking can have a negative effect on the public realm. Restricting this type of car parking via P52 will have a beneficial effect on the townscape.</p>
<p><b>IIA 12</b></p> <p><b>To conserve and enhance the historic environment and cultural assets</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>P43</b> Southwark is London's most historic borough. Therefore there is a high possibility that the arts, leisure and cultural provision may focus on history and heritage, promoting a better understanding of the borough's historic environment.</p>



		<p>✓✓ <b>P48</b> More and better walking will increase access to historic and cultural destinations in the borough.</p> <p>✓✓ <b>P49</b> Walking is one of the best ways to appreciate and move around the city. Railway arches and the adjacent land is generally underutilised for the public benefit. Opening up routes, as P49 requires, along and activating these spaces will enhance the utility and increase appreciation for the railway arches and viaducts as heritage assets. The railway arches that the low line walking routes would be based upon and designed around are historic assets which have come to define the character of parts of the borough. The viaducts that run from London Bridge to Greenwich are particularly historic, being one of the longest and oldest railway viaducts in the world.</p>
<p><b>IIA 13</b></p> <p><b>To protect and enhance open spaces, green corridors and biodiversity</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP5</b> seeks to improve existing green spaces which will make them more attractive for biodiversity and as habitat.</p> <p>✓✓ <b>P48</b> More and better walking routes along and through the borough will increase access to green space which has previously been less accessible because of a lack of walking routes.</p> <p>✓ <b>P49</b> More and better walking routes along and through the borough's railway viaducts will increase access to green space which has previously been less accessible because of the barrier-like nature of railway viaducts.</p>
<p><b>IIA 14</b></p> <p><b>To reduce vulnerability to flooding</b></p>	<p>X</p>	<p>X <b>P43</b> specifies that development within the Strategic Cultural Area and Elephant and Castle Opportunity Area should investigate the feasibility of providing cultural venues of strategic significance. These areas are within flood risk zones. Flood risk for any such facilities and uses should be carefully evaluated, particularly where large numbers of people will congregate in basement levels as is sometimes typical for such large scale arts, cultural and leisure facilities in central London.</p>

<p><b>IIA 15</b></p> <p><b>To provide everyone with the opportunity to live in a decent home</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP5</b> seeks to ensure all council homes are warm dry and safe which will positively impact on the quality of housing for significant number of residents in the borough and ensure that, where they currently do not, they are provided with the opportunity to live in a decent home.</p>
<p><b>IIA 16</b></p> <p><b>To promote sustainable transport and minimise the need to travel by car</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP5</b> seeks to encourage active travel by sustainable forms of transport such as walking and cycling. This will reduce the demand for transport by other means such as the private car.</p> <p>✓✓ <b>P46's</b> key aim is to promote sustainable travel and minimise car use.</p> <p>✓✓ <b>P47</b> requires development to minimise the demand for car journeys</p> <p>✓✓ <b>P48</b> encourages walking and seeks to make walking an attractive way of getting around. This is a form of sustainable travel and the policy will help minimise the need to travel by car.</p> <p>✓✓ <b>P49</b> encourages walking and seeks to make walking an attractive way of getting around. This is a form of sustainable travel and the policy will help minimise the need to travel by car, particularly where the Low Line walking routes open up routes between previously severed communities for which the railway viaducts acted as barriers.</p> <p>✓✓ <b>P50</b> encourages cycling and seeks to make walking an attractive way of getting around. This is a form of sustainable travel and the policy will help minimise the need to travel by car, particularly where the key pieces of cycling infrastructure are delivered.</p>

		<p>✓✓ <b>P51</b> The list of infrastructure projects listed in P51 all relate to walking, cycling and public transport. These forms of transport have the potential to minimise the need for trips by car which is why it is important that development supports these.</p> <p>✓✓ <b>P52</b> seeks to restrict car parking and where implemented, provide spaces as that are shared between developments and occupiers of nearby buildings, are car club bays and have electric vehicle charging points helping to reduce car use and, where they are used, make sure they are of a sustainable variety.</p> <p>✓ <b>P53</b> requires that any parking spaces for disabled people or those with mobility issues are, following a lack of allocation to particular persons, not permitted to be returned to the general car parking pool, which will help to reduce (or at least not increase) the use of cars.</p>
<p><b>IIA 17</b></p> <p><b>To provide the necessary infrastructure to support existing and future development</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP5</b> seeks to improve existing green spaces which will help to deliver enough green infrastructure required by existing and future development.</p> <p>✓✓ <b>P42</b> seeks to provide development that supports and delivers healthy activities and other health, leisure related community facilities which can comprise important forms of social infrastructure for the borough's resident and working population.</p> <p>✓✓ <b>P44</b> seeks to provide community facilities which form a key piece of social infrastructure for many of the borough's residents.</p> <p>✓✓ <b>P47</b> seeks to provide efficient and appropriate servicing and delivery arrangements in development which can in turn maximise the efficient use of existing and future infrastructure.</p> <p>✓✓ <b>P48</b> seeks to ensure strategic and local walking infrastructure is supported</p>

and delivered.

✓ ✓ **P49** seeks to ensure strategic and local walking infrastructure is supported and delivered through the Low Line walking routes.

✓ ✓ **P50** seeks to ensure key pieces of cycling infrastructure are delivered including the Southwark Spine, cycle parking, cycle hire docking stations and storage, shower and changing facilities in places of employment.

✓ ✓ **P51** seeks to ensure the implementation of key strategic pieces of transport infrastructure are supported by new development.

? **P52** seeks to limit the infrastructure to accommodate the demand for car trips, and where it is accommodated for, ensure it is a sustainable version of what has traditionally been accommodated. However, it is not clear as to whether the requirements set out in P52 will deliver the necessary infrastructure to support existing and future development, if that means meeting the existing and future demand. However, the sustainability benefits of not meeting this demand (through insufficient infrastructure supply) significantly outweigh the disbenefits of not providing it. The sustainability benefits, listed above in the analysis of P52 against the other IIA objectives, include modal shift towards less polluting, carbon and space intensive modes of transport such as walking, cycling and public transport. Reduction in car use both parked and in transit, will impact the public realm and make our streets and roads more pleasant and accommodating spaces for pedestrians and cyclists, further helping health and emissions. Therefore, even if the outcome of the implementation of P52 does not result in sufficient car parking space (infrastructure) to meet demand (from existing and future development) the council will continue to encourage behavioural change and shift in preferences through encouraging active travel and travel on public transport through the other policies in this plan.

**Integrated impact assessment for:**

**Strategic policy 6 Cleaner, greener, safer**

Including

- P54: Protection of amenity
- P55: Designing out crime
- P56: Open space
- P57: Open water space
- P58: Green infrastructure
- P59: Biodiversity
- P60: Trees
- P61: Environmental standards
- P62: Energy
- P63: Reducing waste
- P64: Land for waste management
- P65: Environmental protection
- P66: Improving air quality
- P67: Reducing noise pollution and enhancing sound
- P68: Reducing water use
- P69: Reducing flood risk

IIA Objective	Overall Score	Comment
<p><b>IIA 1</b></p> <p><b>To tackle poverty and encourage wealth creation</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP6</b> Promoting access to green space, improving health and access to services and employment through walkable neighbourhoods and cycling and public transport, as well as energy efficient buildings with reduced bills will help alleviate poverty and increase opportunities amongst Southwark's most deprived communities.</p> <p>✓ ✓ <b>SP6</b> Through prioritising walking, we will make our popular tourist sites and cultural attractions as accessible and successful as they can be, helping them continue to be significant employers in the borough.</p>

✓✓ **SP6** We will help to reduce poverty through the retrofitting of existing homes bringing the cost of energy bills down, saving residents money, which will help to reduce poverty, including fuel poverty and encourage wealth creation.

✓✓ **P55** will help provide buildings and spaces that are safe and well designed, helping attract businesses to establish and locate in Southwark.

✓✓ **P56** One of the indicators of poverty is access to open and green space. Southwark has some deprived neighbourhoods identified for regeneration. P56 provides protection to these important green spaces.

✓✓ **P56** One of the indicators of poverty is access to open and green space. Southwark has some deprived neighbourhoods identified for regeneration. P57 provides protection to these important open spaces.

✓ **P61** Non-residential buildings with high environmental standards are popular with businesses due to reduced artificial heating and cooling requirements and because of the opportunity to enhance their corporate social and environmental responsibility reputation. Similarly for residential buildings, environmentally friendly buildings often cost less to heat and cool, and therefore reduce the risk of fuel poverty, which can be a particular issue for the elderly.

✓ **P62** Non-residential buildings which achieve energy efficiency savings and clean and renewable energy supply are attractive to businesses due to reduced artificial heating and cooling requirements and contribution to improving reputation and upholding their corporate social responsibility. Requiring buildings with these standards in Southwark will attract businesses with these attitudes and encourage wealth creation. Similarly for residential buildings, environmentally friendly buildings often cost less to heat and cool, and therefore reduce the risk of fuel poverty, which can be a particular issue for the elderly.

		<p>✓✓ <b>P62</b> requires that development that does not achieve carbon savings targets on site should be off set off site. This could involve retrofitting existing social housing which house of our most deprived residents. This would reduce energy bills, in turn alleviating poverty, including fuel poverty.</p> <p>✓✓ <b>P65</b> Remediation of derelict sites and removal of hazardous substances will enable new development to come forward which includes employment uses and other non-residential uses such as community facilities and social infrastructure as well as affordable homes. Developments that incorporate these elements will help to tackle poverty and create employment and encourage wealth creation.</p> <p>✓✓ <b>P66</b> Poor air quality is a key factor in poor health, particularly respiratory health, in urban populations such as Southwark. Health is a key factor in poverty, therefore improving air quality, as P66 seeks to do, will help to alleviate poverty. Improving air quality will also help make Southwark an attractive place to do business, encouraging employers to locate here and encouraging wealth creation.</p> <p>✓✓ <b>P67</b> Noise can have a significant impact on mental health. Health is a key factor in poverty. Therefore reducing noise and promoting appropriate soundscapes will help facilitate positive mental health and help tackle poverty.</p>
<p><b>IIA 2</b></p> <p><b>To improve the education and skill of the population</b></p>	<p>✓✓</p>	<p>✓✓ <b>P56</b> People who have access to green and open space do better in education. P56 will help continue and expand this positive relationship.</p> <p>✓ <b>P59</b> Areas with strong biodiversity can provide the opportunities for schools to engage with and learn about nature, for which there is less opportunity to do in a heavily urbanised environment like Southwark than elsewhere</p>
<p><b>IIA 3</b></p> <p><b>To improve the health of</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP6</b> Protecting and enhancing our open and green spaces and biodiversity</p>

## the population

and habitats will ensure they can be used for recreation, leisure and sport for the existing and future generations, providing access to nature and biodiversity, cleaner air sporting facilities all of which will help enable the borough's population to lead healthy active lifestyles. Green space and infrastructure is known to increase mental and emotional well being which this policy will help to deliver and improve.

✓✓ **SP6** Promoting denser, walkable neighbourhoods that foster community cohesion and improving public transport accessibility will help to improve mental and physical health and reduce social exclusion.

✓✓ **SP6** will both directly and indirectly help reduce exposure to poor air quality and seek to improve air quality: directly through requiring new sustainable buildings and retrofitting for existing buildings and indirectly, through the promotion of walking, cycling and public transport, which in turn should reduce private car use and the associated pollutant emissions.

✓✓ **P54** Amenity can be an important contributor to good health. P54's protection of amenity for present and future occupiers will contribute to good physical and mental health. Development's visual, noise and smell impacts can have a significant impact on people's amenity. Protecting this amenity will result in improved mental health and reduce the risk of social exclusion.

✓✓ **P55** Designing out crime in developments can contribute to better mental health and emotional wellbeing, particularly for groups who may feel more vulnerable in the urban environment and are at greater risk of being victims of crime, such as the elderly or women.

✓✓ **P56** Open space can provide significant health benefits for the population, providing places to take part in recreational sport, exercise and relaxation which are all important components to achieve and maintain optimum physical and mental wellbeing. Protecting the borough's open spaces, the majority which are green, will help to maintain and improve the health of residents and workers.



✓✓ **P57** Open space can provide significant health benefits for the population, providing places to take part in recreational sport, exercise and relaxation which are all important components to achieve and maintain optimum physical and mental wellbeing. Protecting the borough's open water spaces will help to maintain and improve the health of residents and workers. However open water spaces may be less accessible than, for example, open green space, for groups with mobility issues. However the visual break from the heavily built up urban environment, combined with the aural tranquillity that often accompanies such spaces, can still provide significant mental health and well being benefits, even if accessibility is reduced relative to open green space or other types of open space.

✓✓ **P58** Providing green infrastructure will have significant benefits for physical and mental health and well being. Green infrastructure has been shown to improve mental health and often provides the opportunity for recreation and leisure.

✓ **P59** Areas with strong biodiversity value can comprise extensive fauna, which take carbon dioxide out of the atmosphere and release oxygen, improving air quality. Particular species of plants are also able to actively remove pollutants by natural chemical and biological processes. Conversely, some species are also able to compound air quality problems. The risks of these species establishing themselves in areas of biodiversity in Southwark will need to be carefully monitored, however overall P59 is considered to provide a net benefit to air quality by default. This in turn will have positive impacts on physical health.

✓✓ **P60** Requires that trees delivered as part of development must be species which provide air quality benefits. This will improve the health of the population, particularly for those with respiratory problems caused by poor air quality.

✓ **P61** High environmental standards, including BREEAM levels, may include boilers and plant which produce a certain amount CO2 emissions which will improve

air quality. Improved air quality will have a positive impact on the health of the population.

✓✓ **P62** requires that schemes are designed and constructed using a range of measures which reduce carbon emissions, such as energy efficiency and connecting to heat networks. This will help reduce the energy demand from buildings and improve the NOx emissions from development. Reduction in NOx emissions results in better air quality than would otherwise be achieved. Improved air quality will help to improve health, particularly for those with respiratory problems and will reduce the risk of developing respiratory problems caused by poor air quality.

✓✓ **P63** Suitable management of waste is a public health issue. Requiring suitable waste management in and for development will ensure public health is not put at risk.

✓✓ **P64** Depending on the scale, type and location of any new waste management facilities, there is a risk that air quality could be negatively impacted from a new waste facility. This could impact on the health and wellbeing of any nearby population. P64 requires that new facilities must not adversely impact amenity, which can include odourous amenity, however, so this risk is mitigated.

✓✓ **P65** Removing hazardous substances and remediating contaminated land will provide a significant public health benefit where by substances and land previously a risk to public health have been de-risked.

✓✓ **P66** Poor air quality is a key factor in poor health, particularly respiratory health, in urban populations such as Southwark. Therefore improving air quality, as P66 seeks to do, will help to improve health.

✓✓ **P67** Noise can have a significant impact on mental health. Health is a key

		<p>factor in poverty. Therefore reducing noise and promoting appropriate soundscapes will help facilitate positive mental health and promoting emotional wellbeing.</p> <p>✓✓ <b>P69</b> requires that developments incorporate sustainable urban drainage measures which often come in the form of green infrastructure. Green infrastructure has a variety of physical and mental health benefits described elsewhere in the IIA. Due to this requirement P69 is considered to have a positive impact on mental and physical health and well being.</p>
<p><b>IIA 4</b></p> <p><b>To reduce the incidence of crime and the fear of crime</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP6</b> More people walking and cycling through well designed, legible streets will result in more "natural surveillance," improving security and safety. SP6 also specifies how developments will be made safer with well designed buildings and spaces that discourage crime and anti-social behaviour and foster a sense of community.</p> <p>✓✓ <b>P55's</b> key aim is to reduce the incidence of crime and the fear of crime through the measures prescribed for development in the policy.</p> <p>✓✓ <b>P56</b> allows for limited development on protected open space providing it is appropriate to the use of the open space as open space. This can have a positive impact on the fear and perception of crime and opportunity for crime as the spaces can host activities which will provide natural surveillance.</p> <p>✓✓ <b>P57</b> allows for limited development on protected open space providing it is appropriate to the use of the open water space as an open water space. This can have a positive impact on the fear and perception of crime and opportunity for crime as the spaces can host activities which will provide natural surveillance.</p> <p>✓✓ <b>P58</b> requires that major development provides green infrastructure with arrangements for long-term stewardship and maintenance funding in place. This</p>

		<p>will help ensure that green infrastructure continues to remain inviting and is well kept which will result in it being well used. This reduces the chance that the green infrastructure and the surroundings will be associated with the fear and perception of crime, which is often linked to a dilapidated and unkempt environment.</p> <p>✓✓ <b>P63</b> Inadequate waste provision and management can have a negative impact on the public realm and public amenity which can exacerbate the fear or perception of crime. P62 will seek to prevent this.</p> <p>✓✓ <b>P65</b> requires that will not be permitted when it has an adverse impact on the environment which includes impact on the landscape and townscape. P65 requires remediation of contaminated sites and removal of hazardous substances. Sites with such conditions, by virtue of the heavy industrial nature of the land uses which lead to sites and substances having to these conditions, are often an eyesore and not attractive and contribute to the fear of crime and opportunity for crime due to the lack of passive surveillance. The remediation and removal of these sites and substances will help to positively impact this.</p>
<p><b>IIA 5</b></p> <p><b>To promote social inclusion, equality, diversity and community cohesion</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP6</b> Part of being a greener and more sustainable borough will include well designed public realm and facilities that is built to last, in terms of both quality of materials and design for ease and cost of maintenance, as well as for people across the different stages of their lives, meaning a young family with small children and push chairs and older people or others with potential mobility issues.</p> <p>✓✓ <b>SP6</b> The combination of walkable neighbourhoods with good provision and access to green space, which include opportunities for food growing, and sustainable buildings (meaning reduced energy bills and less need to demolish them in later years) will help contribute to a strong, cohesive community.</p> <p>✓✓ <b>SP6</b> sets out how the council will work with local people to deliver a cleaner, greener safer borough which will help towards creating social inclusion and</p>

community cohesion.

✓✓ **P55** seeks to reduce the opportunity and fear of crime in the urban environment. This will significantly impact social inclusion, equality and diversity and help create community cohesion. The policy outlines the importance of a permeable street network that is easy to navigate for people of all abilities, ages and groups. P55 will have a particularly positive impact on physically vulnerable groups such as older people, the mobility impaired or children.

✓✓ **P56** Open space can provide significant health benefits for the population, providing places to take part in recreational sport, exercise and relaxation which are can be important components to feeling a sense of social inclusion, equality and community cohesion. Open spaces can normally be used free of charge so can be used by voluntary sector groups and community organisations which will go further to promote social inclusion and community cohesion, particularly for lower income groups.

✓✓ **P57** Open space can provide significant health benefits for the population, providing places to take part in recreational sport, exercise and relaxation which are can be important components to feeling a sense of social inclusion, equality and community cohesion. Some of the protected open water spaces can normally be used free of charge so can be used by voluntary sector groups and community organisations which will go further to promote social inclusion and community cohesion, particularly for lower income groups. However open water spaces may be less accessible than, for example, open green space, for groups with mobility issues.

✓✓ **P58** Providing green infrastructure will have significant benefits for reducing social exclusion, promoting equality, diversity and community cohesion. Green infrastructure has been shown to improve mental health and often provides the opportunity for recreation and leisure.

✓ **P59** Areas with strong biodiversity can provide the opportunities for schools to

engage with and learn about nature, for which there is less opportunity to do in a heavily urbanised environment like Southwark than elsewhere. This will promote social inclusion and community cohesion, particularly for young people.

✓✓ **P62** Elderly people and young children will benefit as people more vulnerable to the negative effects of poor air quality, i.e. ill health. Some of Southwark's more deprived neighbourhoods have a higher concentration of people from a BME background. One of the measures of deprivation is fuel poverty (i.e. not being able to afford energy bills). New development that adheres to the energy hierarchy has the potential to positively affect people from a deprived background more so than others. In Southwark this is statistically more likely to be people from a BME background. The benefits accrued by these particular groups by the requirements set out in P62 will help to reduce social isolation and promote equality, diversity and community cohesion.

✓✓ **P65** requires that will not be permitted when it has an adverse impact on the environment which includes impact on the landscape and townscape. P65 requires remediation of contaminated sites and removal of hazardous substances. Sites with such conditions, by virtue of the heavy industrial nature of the land uses which lead to sites and substances having to these conditions, are often an eyesore and not attractive and contribute to the fear of crime and opportunity for crime due to the lack of passive surveillance. The remediation and removal of these sites and substances will help to positively impact this which will help promote community cohesion. These sites are often severed from the surrounding communities and act as barriers to movement and therefore social inclusion. The remediation and removal of these sites and substances will enable them to come forward for development which reverses this, connecting communities and providing for greater social inclusion and cohesion.

✓✓ **P66** Vulnerable users of streets and buildings such as children and the elderly can be at risk of being impacted disproportionately by poor air quality. P66 will benefit these groups the most and help to promote social inclusion, equality and community cohesion.

		<p>✓✓ <b>P67</b> Noise can have a significant impact on mental health and wellbeing which can be factors in social isolation and exclusion. Reducing and mitigating noise and promoting appropriate soundscapes will help facilitate positive mental health and promoting emotional wellbeing and in turn social inclusion and community cohesion. The requirement for developments to analyse and enhance positive acoustic environments will help to provide a sense of place and identify to a space, further helping social inclusion, mental well being and community cohesion.</p>
<p><b>IIA 6</b></p> <p><b>To reduce contributions to climate change</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP6</b> Emissions will be reduced through requiring new and existing buildings to be built to a high environmental standards, as well as promoting walking, cycling and public transport over the private car . SP6 will reduce contributions to climate change through requiring existing buildings to be retrofitted with sustainability measures and protecting and enhancing our green and open spaces for existing and future generations to enjoy. Urban greening will also be used to reduce the risk of flooding that may occur due to climate change.</p> <p>✓✓ <b>P55</b> seeks to make streets and public realm easy to navigate and usable, which will make walking and cycling more attractive. This should encourage more people to take up walking and cycling rather than more polluting forms of transport such as the private car. This in turn will help reduce carbon emissions and so contributions to climate change.</p> <p>✓✓ <b>P56</b> Open space can provide significant climate change benefits, particularly if the open spaces are green. The majority of protected open space in the borough is green. These spaces can reduce the urban heat island affect, consume excess carbon dioxide (a greenhouse gas) and help reduce the risk of flooding that may occur as a result of climate change by reducing the surface water run off and infiltration rates.</p> <p>? <b>P57</b> Open water space can provide some climate change benefits such as reducing the urban heat island effect and providing bodies to catch surface water run off collected from large amounts of rainfall and can reduce the risk of flooding</p>

that may be increased due to climate change. However, bodies of water often tend to release more carbon dioxide into the atmosphere than they absorb, making them net sources of greenhouse gases. Therefore the sustainability climate change and environmental sustainability benefits of the protected open water space is not clear. Despite this, the other (non-climate change related) environmental, social, and economic benefits offered by the protection of open water space are considered to outweigh the uncertain climate change impacts identified by the IIA. The New Southwark Plan does not propose to create any new protected open water spaces as a result of this or other policies.

✓✓ **P58** Green infrastructure can provide significant climate change benefits due to plants consuming the one of the key greenhouse gases, carbon dioxide and releasing oxygen. Further to this, green infrastructure can provide resilience to the effects of a changing climate, including reducing the effect of the urban heat island where plant material absorbs and releases less heat, and reducing the risk of flooding that is occurring as a result of a changing climate by slowing the surface run off rate and infiltration rate into the water table.

✓✓ **P59** Areas of significant biodiversity are normally host to large array of plant life, measured by both density and coverage. The coverage that such plant life provides can reduce the impact of the urban heat island effect, which will help to bring higher temperatures down which occur as a result of climate change, and will mean less resources, which often emit carbon dioxide, will be needed for cooling buildings. In addition to this, flood risk which may be increased due to climate change can be alleviated by the slower run off rates provided by areas rich in plant life. Finally, plants consume carbon dioxide, a key greenhouse gas which contributes to global warming, and releases oxygen. Therefore protecting areas rich in biodiversity will reduce contributions to climate change.

✓✓ **P60** Protection and the planting of new trees will help reduce climate change due to consuming carbon dioxide, a key greenhouse gas which contributes to global warming. The coverage that trees provide can reduce the impact of the urban heat island effect, which will help to bring higher temperatures down which occur as a result of climate change, and will mean less resources, which often emit



carbon dioxide, will be needed for cooling buildings. In addition to this, flood risk which may be increased due to climate change can be alleviated by the slower runoff rates provided by the canopy cover of trees.

✓✓ **P61**'s key aim is to reduce contributions to climate change by requiring high environmental standards. Buildings designed and built with high environmental standards will reduce the demand for carbon-intensive resources which contribute to climate change.

✓✓ **P62**'s key aim is to reduce contributions to climate change by requiring energy consumption reduction and carbon emissions savings which will reduce the contributions to climate change.

✓✓ **P63** The waste management hierarchy's key aim is about the sustainable use of resources. Sustainable use of resources, including recycling, reusing waste materials will reduce the need to expend energy (and produce carbon emissions) by creating new materials which could otherwise have been recouped from waste material. Therefore the approach set out in the waste management hierarchy in P63 will help to reduce contributions to climate change.

✓✓ **P64** There is significant potential for new waste management facilities to reduce CO<sub>2</sub> and greenhouse gas emissions by sustainably processing waste, including re-using waste material, recycling waste material and capturing energy from waste material and being operated on the principles of the 'circular economy' which seeks to integrate sustainably to minimise waste, and by extension carbon emissions. Southwark's currently protected waste management facility has various recycling facilities which contribute to reducing climate change such as recycling and providing waste to the nearby South East London Combined Heat and Power (SELCHP) plant for energy.

✓✓ **P65** Through the remediation of contaminated land and removal of hazardous substances from sites, land will be able to be re-used for development that was previously not possible. This represents a reuse of resources (land)

		<p>reducing the need for urban inefficient urban sprawl and will help reduce contributions to climate change.</p> <p>✓✓ <b>P66</b> On site urban greening and offsite measures designed to improve air quality, such as green infrastructure, as prescribed in P66, will help to reduce contributions to climate change.</p> <p>✓✓ <b>P68</b> Re-suing water on site will reduce energy, and so CO2 emissions, where water is pumped from large scale water infrastructure.</p> <p>✓✓ <b>P69</b> seeks to reduce flood risk including through sustainable urban drainage measures which often includes green infrastructure. Green infrastructure can help reduce the urban heat island effect, which in turn means less resources and energy is needed to cool buildings and so reduces CO2 emissions.</p>
<p><b>IIA 7</b></p> <p><b>To improve the air quality</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP6</b> Air quality will be improved by requiring high environmental standards for new and existing buildings and promoting walking cycling and public transport. Protecting and improving the borough's network of green and open spaces will also help to reduce poor air quality concentrations.</p> <p>✓✓ <b>P54</b> defines amenity in terms of odorous which can affect air quality. P54 will protect against the degradation of air quality.</p> <p>✓✓ <b>P55</b> seeks to make streets and public realm easy to navigate and usable, which will make walking and cycling more attractive. This should encourage more people to take up walking and cycling rather than more polluting forms of transport such as the private car. This in turn will help reduce pollutants such as NOx and particulate matter.</p>

✓✓ **P56** Open spaces can provide significant air quality benefits. Open spaces provide areas where pollutants can disperse into the atmosphere. This means they are no longer concentrated and pose a less significant health risk. Open spaces which are green (of which the majority in the borough comprise) can reduce carbon dioxide and increase oxygen, further cleansing air quality.

✓✓ **P57** Open water spaces can provide areas where pollutants can disperse freely into the atmosphere so they are no longer concentrated. This means they pose a less significant health risk.

✓✓ **P58** Green infrastructure can provide significant air quality benefits due to plants being consumers of carbon dioxide and releasing oxygen as a waste product, which in turn cleans our air. Particular species of tree can have significant positive or negative affects on air quality; however these risks are mitigated via the Trees policy P60.

✓✓ **P59** Areas with strong biodiversity value can comprise extensive fauna, which take carbon dioxide out of the atmosphere and release oxygen, improving air quality. Particular species of plants are also able to actively remove pollutants by natural chemical and biological processes. Conversely, some species are also able to compound air quality problems. The risks of these species establishing themselves in areas of biodiversity in Southwark will need to be carefully monitored, however overall P59 is considered to provide a net benefit to air quality by default. This in turn will have positive impacts on physical health.

✓✓ **P60** requires that species selection and orientation of new trees should provide air quality benefits. All trees consume carbon dioxide and release oxygen, which will help to improve air quality.

✓ **P61** High environmental standards, including BREEAM levels, may include boilers and plant which produce a certain amount CO<sub>2</sub> emissions which will improve

air quality. Improved air quality will have a positive impact on the health of the population.

✓✓ **P62** requires that schemes are designed and constructed using a range of measures which reduce carbon emissions, such as energy efficiency and connecting to heat networks. This will help reduce the energy demand from buildings and improve the NOx emissions from development. Reduction in NOx emissions results in better air quality than would otherwise be achieved.

✓✓ **P63** One factor of poor air quality can be odours, which can be effected by inadequate waste management. P63 will ensure this potential impact is suitably managed, reducing exposure to poor air quality.

✓✓ **P64** Depending on the scale, type and location of any new waste management facilities, there is a risk that air quality could be negatively impacted from a new waste facility. P64 requires that new facilities must not adversely impact amenity, which can include odourous amenity, however, so this risk is mitigated.

✓✓ **P65** requires that will not be permitted when it has an adverse impact on the environment which includes air quality.

✓✓ **P66's** key aim is to improve air quality through a range of measures.

✓ **P69** seeks to reduce flood risk including through sustainable urban drainage measures which often includes green infrastructure. Green infrastructure can provide air quality benefits however it is likely that the air quality benefits accrued from the type of green infrastructure to be provided as part of sustainable urban drainage systems will be limited.

**IIA 8**

<p><b>To avoid waste and maximise, reuse or recycle waste arising as a resource</b></p>	<p>✓✓</p>	<p>✓ <b>P61</b> High environmental standards for BREEAM levels include how waste is handled in the construction and completed development.</p> <p>✓✓ <b>P62</b> includes the opportunity to reduce carbon emissions through waste heat capture in combined heat and power (CHP) energy supply systems, which are significantly more efficient, by virtue of utilising waste heat, than conventional systems.</p> <p>✓✓ <b>P63</b> The waste management hierarchy set out in P63 is chiefly concerned with avoiding waste and maximise the reuse or recycling of waste.</p> <p>✓✓ <b>P64</b> The protection of existing and requirements proscribed for new waste management facilities have a shared key aim of minimising waste going to land fill and maximising the sustainable use of waste, including re-use, recycling and energy capture.</p> <p>✓✓ <b>P68</b> seeks to maximise the opportunity for the re-use of rainwater and grey water captured and used in development, which would otherwise be considered a waste material.</p>
<p><b>IIA 9</b></p> <p><b>To encourage sustainable use of water resources</b></p>	<p>✓✓</p>	<p>✓ <b>P61</b> High environmental standards for BREEAM levels include how efficiently water is handled in the construction and completed development.</p> <p>✓✓ <b>P68</b>'s key aim is to encourage the sustainable use of water resources through requiring the stricter "optional" limit on water use allowed by Building Regulations and encouraging rainwater capture re-use and grey water re-use.</p> <p>✓✓ <b>P69</b> seeks to reduce flood risk including through sustainable urban drainage measures which often includes green infrastructure, which can provide</p>

		<p>multiple sustainability benefits including improving water quality and improving biodiversity value of green infrastructure and spaces.</p>
<p><b>IIA 10</b></p> <p><b>To maintain and enhance the quality of land and soils</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>P58</b> Green infrastructure has significant potential to maintain and enhance the quality of land and soils and be of high ecological and environmental value</p> <p>✓ ✓ <b>P59</b> Areas with strong biodiversity value, including areas with quality soils, will be protected through P59.</p> <p>✓ <b>P61</b> High environmental standards for BREEAM levels includes how ecologically sensitive and beneficial the construction and completed development is.</p> <p>✓ <b>P63</b> seeks to minimise waste going to landfill and ensure adequate waste management is provided in and for new development. This will help ensure land for landfill is minimised due to reduced demand, helping protect soils which may otherwise be contaminated by landfill, and avoiding contamination of soils on or near the site by providing adequate waste management.</p> <p>✓ <b>P64</b> provides protection for existing and requirements for new waste management facilities, which both seek to minimise waste going into landfill and maximise the sustainable use of waste. Minimising the amount of waste which goes to landfill will indirectly benefit soil quality which might otherwise be used for landfill.</p> <p>✓ ✓ <b>P65</b> requires that will not be permitted when it has an adverse impact on the environment which includes impact on land and soils. P65 requires that hazardous substances be handled and removed from any site and remediation programmes improve the condition of the land, which will have a positive impact on soil quality within and around the site.</p> <p>✓ ✓ <b>P69</b> seeks to reduce flood risk including through sustainable urban</p>

		<p>drainage measures which often includes green infrastructure, which can provide multiple sustainability benefits including improving water quality and improving biodiversity value of green infrastructure and spaces, including removing pollutants from water and improving the quality of soils.</p>
<p><b>IIA 11</b></p> <p><b>To protect and enhance quality of landscape and townscape</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>P54</b> defines amenity in terms of visual amenity which can townscapes, streetscapes and landscapes and the visual distinctiveness of places. P54 will protect against the degradation of visual amenity.</p> <p>✓ <b>P55</b> seeks to make streets and public realm easy to navigate and usable, which is highly likely to either directly or indirectly will help protect and enhance the quality townscape and landscape, including making the relationship between different buildings, streets and other townscape elements relate to each other, particularly for wayfinding purposes.</p> <p>✓ ✓ <b>P56</b> requires that any development in open spaces should protect the landscape quality by not affecting its openness or detract from its character.</p> <p>✓ ✓ <b>P57</b> requires that any development in open water spaces should protect the landscape quality by not affecting its openness or detract from its character.</p> <p>✓ ✓ <b>P58</b> will help to protect and enhance the townscape and landscape by requiring green infrastructure to be design to be integrated with it.</p> <p>✓ ✓ <b>P59</b> Green walls and other components important to biodiversity, such as trees, can have a positive impact on the townscape and landscape.</p> <p>✓ ✓ <b>P60</b> Requires that trees planted as part of the development must be commensurate to the scale and character of the development and neighbourhood. This will ensure that tree planting will protect and enhance the landscape and townscape.</p>

✓✓ **P63** requires adequate onsite waste management and where this is not possible off site arrangements. Consideration of what is adequate will include the impact of the waste management strategy on the amenity (including visual amenity), access and the environment, which comprise constituent parts of the townscape and landscape.

✓✓ **P64** requires that new waste management facilities avoid unacceptable harm on the environment and residential amenity, which includes visual amenity and impact on the landscape and townscape.

✓✓ **P65** requires that will not be permitted when it has an adverse impact on the environment which includes impact on the landscape and townscape. P65 requires remediation of contaminated sites and removal of hazardous substances. Sites with such conditions, by virtue of the heavy industrial nature of the land uses which lead to sites and substances having to these conditions, are often an eyesore and not attractive. The remediation and removal of these sites and substances will allow for new development to come forward that contributes positively to the townscape and character.

✓✓ **P67** Noise can have a significant impact on the perception of spaces, including townscapes and landscape. Requiring noise reduction and mitigation and promoting appropriate soundscapes will help facilitate positive interaction and appreciation of landscape and townscape.

✓✓ **P69** requires that development along the River Thames be set back by 10m for the purposes of improving the landscape provided by and townscape adjacent to the river, which is due to be obstructed by river walls in the latter part of the 21<sup>st</sup> century. Development which adheres to this and related requirements in P69 will help to significantly protect and enhance the landscape and townscape of the River Thames.



**To conserve and enhance  
the historic environment  
and cultural assets**



**P54** defines amenity in terms of visual amenity which can include historic assets which contribute to the visual distinctiveness of places. P54 will protect against the unacceptable degradation of visual amenity.



**P55** seeks to make streets and public realm easy to navigate and usable, which is highly likely to either directly or indirectly will help to conserve the historic environment, cultural assets and their settings.



**P56** some of P56's protected open spaces are of historic and/or cultural significance. The policy requires that any development in open spaces should protect the landscape quality by not affecting its openness or detract from its character which could derive from the historic or cultural significance of the space.



**P57** some of P57's protected open water spaces are of historic and/or cultural significance. The policy requires that any development in open water spaces should protect the landscape quality by not affecting its openness or detract from its character which could derive from the historic or cultural significance of the space.



**P59** seeks to protect both designated and undesignated ancient woodland which are important heritage assets.



**P60** Requires that trees within a conservation area, the curtilage of a listed building or veteran and ancient trees are protected. P60 recognises the importance of these types of trees as comprising a part of and contributing to the borough's historic environment.



**P64** requires that new waste management facilities avoid unacceptable harm on the environment and residential amenity, which includes visual amenity and impact on heritage assets.



**P65** requires that will not be permitted when it has an adverse impact on

		<p>the environment which includes impact on heritage assets.</p> <p>✓ ✓ <b>P67</b> Noise can have a significant impact on the perception of spaces, including heritage and cultural assets. Requiring noise reduction and mitigation and promoting appropriate soundscapes will help facilitate positive interaction and appreciation of heritage and cultural assets.</p> <p>✓ ✓ <b>P69</b> requires that development along the River Thames be set back by 10m for the purposes of improving the heritage and cultural asset value provided by and adjacent to the river, which is due to be obstructed by river walls in the latter part of the 21<sup>st</sup> century. Development which adheres to this and related requirements in P69 will help to significantly protect and enhance the heritage and cultural asset value of the River Thames.</p>
<p><b>IIA 13</b></p> <p><b>To protect and enhance open spaces, green corridors and biodiversity</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP6</b> seeks to protect and improve the borough's network of open spaces including such as parks, trees and biodiverse habitats.</p> <p>✓ ✓ <b>P56's</b> protected open spaces are of significant biodiversity value and contain a rich tapestry of habitats. P56 will ensure that these habitats and areas for different species are protected.</p> <p>✓ ✓ <b>P57's</b> protected open water spaces are of significant biodiversity value and contain a rich tapestry of habitats. P57 will ensure that these habitats and areas for different species are protected above, under and on the edge of the open water space.</p> <p>✓ ✓ <b>P58</b> requires new green infrastructure, open spaces and green links to provide multiple benefits for wildlife and support species migration while supporting native species.</p> <p>✓ ✓ <b>P59's</b> key aim is the protection and enhancement of biodiversity.</p>

- ✓ ✓ **P60** Requires that new trees are planted and that existing trees are protected, which will contribute significantly to the protection and enhancement of green corridors and biodiversity.
- ✓ **P61** High environmental standards for BREEAM levels includes how ecologically sensitive and beneficial the construction and completed development is which will impact positively on biodiversity.
- ✓ ✓ **P64** requires that new waste management facilities avoid unacceptable harm on the environment, which includes biodiversity.
- ✓ ✓ **P65** requires that will not be permitted when it has an adverse impact on the environment which includes biodiversity. P65 requires that hazardous substances be handled and removed from any site and remediation programmes improve the condition of the land, which will have a positive impact on soil quality within and around the site which will help biodiversity.
- ✓ ✓ **P66** On site urban greening and offsite measures designed to improve air quality, such as green infrastructure, are prescribed in P66, and will help to provide for biodiversity.
- ✓ ✓ **P67** Noise can have a significant impact on the perception of spaces, including animals as part of the biodiversity in the borough. Requiring noise reduction and mitigation and promoting appropriate soundscapes will help facilitate positive relationship between biodiversity and noise and sound.
- ✓ ✓ **P69** Reducing flood risk is likely to have a positive impact, by way of protecting, biodiversity. The implementation of sustainable urban drainage measures as part of P69 will provide opportunities for urban greening which can form habitat for biodiversity.

## IIA 14

### To reduce vulnerability to flooding



- ✓✓ **SP6** sets out how the council will deliver a cleaner, greener borough in part by reducing flood risk through urban greening.
- ✓✓ **P56** many of P56s protected open spaces are of green spaces which provide significant flood risk reduction benefits, by way of providing areas which slow down the rate of surface run off and infiltration to the water table.
- ✓✓ **P57** Open water space can provide large water bodies to catch surface water run off collected from large amounts of rainfall and can reduce the risk of flooding that may be increased due to climate change.
- ✓✓ **P58** requires new green infrastructure, open spaces and green links to provide multiple benefits including adapting to climate change. Climate change adaption measures include reducing flood risk that is occurring as a result of a changing climate. Green infrastructure can act as water catchment basins for surface water run off which would otherwise pool in areas vulnerable to surface water flooding.
- ✓✓ **P59** Areas of significant biodiversity are normally host to large array of plant life, measured by both density and coverage. The coverage that such plant life provides can reduce the impact of flood risk which may be increased due to the slower run off rates provided by areas rich in plant life.
- ✓✓ **P60** Trees can help reduce flood risk by reducing the rate of surface water run off and ground water infiltration. P60 seeks to ensure new trees are provided as part of development and existing trees are protected. Therefore P60 will help reduce the vulnerability to flooding.
- ✓✓ **P64** requires that new waste management facilities avoid unacceptable harm on the environment, which includes flood risk.

		<p>✓✓ <b>P65</b> requires that will not be permitted when it has an adverse impact on the environment which includes flood risk.</p> <p>✓✓ <b>P66</b> On site urban greening and offsite measures designed to improve air quality, such as green infrastructure, as prescribed in P66, will help to reduce flood risk.</p> <p>✓✓ <b>P68</b> seeks to maximise the opportunity for the re-use of rainwater and grey water captured and used in development, which would otherwise be discharged into the sewer either indirectly across the urban environment to a drain or directly from the property's plumbing which has the potential to contribute to risk of surface water flooding, particularly in times of high rainfall. The requirements set out in P68 will reduce this risk.</p> <p>✓✓ <b>P69</b> The key aim of P69 is to reduce flood risk by ensuring development carefully assesses the risk of flooding on the site and incorporating sustainable urban drainage measures.</p>
<p><b>IIA 15</b></p> <p><b>To provide everyone with the opportunity to live in a decent home</b></p>	<p>✓✓</p>	<p>✓✓ <b>SP6</b> will ensure new and existing housing is of a high environmental standard fit for habitation, including energy efficiency which is affected by insulation and the heating and cooling of new and old homes.</p> <p>✓✓ <b>P54</b> protects from the unacceptable loss of amenity, including existing residents who will rely on the implementation of P54 in assessing application that unacceptably threaten the amenity of their property, and opportunity to live in a decent home.</p> <p>✓✓ <b>P61</b> seeks to ensure new and existing homes are designed and built, refurbished or converted are well designed for the benefits of the environment as well as the occupier. P61's requirement to minimise the risk of overheating will not</p>

		<p>only have environmental benefits, but also for the comfort, safety and affordability of homes where overheating risks impacting on the cost of energy bills due to burdensome cooling requirements.</p> <p>✓ ✓ <b>P62</b> Minimising the carbon emissions embedded in new housing will future proof them meaning they will not need to be demolished and redeveloped because they are old and inefficient in relation to energy consumption, heating and powering</p> <p>✓ ✓ <b>P62</b> requiring adequate waste management as part of residential development will help to contribute to providing decent and healthy homes.</p> <p>✓ ✓ <b>P66</b> Air quality includes internal air quality, such as that in people’s homes, and the pollution experienced by residents from their amenity spaces in their homes. P66 will help to mitigate and reduce poor air quality for residential developments so that healthy, decent homes are provided in the borough.</p> <p>✓ ✓ <b>P67</b> Noise can have a significant effect on mental health. Homes can be considered as "noise sensitive development" meaning the application of P67 help provide "healthy homes" which will contribute to positive mental health.</p>
<p><b>IIA 16</b></p> <p><b>To promote sustainable transport and minimise the need to travel by car</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP6</b> seeks to prioritise sustainable travel by walking, cycling and public transport over the car.</p> <p>✓ ✓ <b>P55</b> outlines how signage and layout of development will make the public realm and public transport more attractive and safer to use. This will help to reduce the use of cars as walking and the use of public transport becomes more attractive.</p> <p>✓ ✓ <b>P58</b> will provide and encourage the use of new and high quality walking and cycling routes as part of green infrastructure away from main roads. This will</p>

		<p>encourage walking and cycling and in turn reduce demand for car use.</p> <p>✓ ✓ <b>P66</b> Improving air quality in the borough will make walking and cycling more attractive ways to move around as currently poor air quality is legitimately cited as a reason that some people avoid partaking in both.</p>
<p><b>IIA 17</b></p> <p><b>To provide the necessary infrastructure to support existing and future development</b></p>	<p>✓ ✓</p>	<p>✓ ✓ <b>SP6</b> seeks to ensure green infrastructure, which will have multiple benefits for delivering a cleaner, greener and safer borough will be secured</p> <p>✓ ✓ <b>P56</b> seeks to protect the largest and most significant pieces of green infrastructure in the borough to ensure continued use by current and future generations who live, work and visit the borough.</p> <p>✓ ✓ <b>P57</b> seeks to protect the largest and most significant pieces of ‘blue’ infrastructure in the borough to ensure continued use by current and future generations who live, work and visit the borough.</p> <p>✓ ✓ <b>P58</b> requires new green infrastructure, green links and open space to be delivered by development which can integrate with the existing and future green infrastructure networks, townscape and landscape for the benefit of both existing and future residents, workers and wildlife. P58 also requires that major development include arrangements for the long term stewardship and maintenance funding in place to ensure the G.I is available and kept in good condition for future users.</p> <p>✓ ✓ <b>P59</b> Areas of biodiversity can contribute significantly to the wider network of green infrastructure.</p> <p>✓ ✓ <b>P60</b> Trees, which P60 seeks to protect and requires are delivered as part</p>

of new development, are an important component of green infrastructure.

✓✓ **P60** seeks to ensure development provides, connects to or is future proofed to connect to decentralised energy networks, which will increasingly form a key piece of energy infrastructure as the energy grid decarbonises and moves to lower carbon, more efficient forms of energy supply such as this.

✓✓ **P64** seeks to ensure the borough has sufficient waste management infrastructure.