

**Draft Sustainability Appraisal Report
Appendix A: Appraisal of the Options
February 2008**

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**Report prepared on behalf of
London Borough of Southwark
Aylesbury New Deal for Communities**

Option	Description	Timescale	Regeneration and Employment Opportunities	Education	Health	Crime and Community Safety	Social Inclusion and Community Cohesion	Energy Efficiency and Renewable Energy	Air Quality	Waste Management	Water Resources	Soil and Land Quality	Quality in Design	Conservation of Historic Environment	Open Space and Biodiversity	Flood Risk	Housing	Sustainable Transport	Average
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Options that impact on SDOs



Options do not or make little impact on SDOs



Preferred option

Tenure Mix Option 1	Minimum Private	Short	✓	•	✓	✓	✓	•	•	•	•	•	✓✓	•	•	•	✓✓	•	✓	
		Medium	0	•	✓	✓	×	•	•	•	•	•	•	✓✓	•	•	•	✓✓	•	✓
		Long	0	•	✓	✓	×	•	•	•	•	•	•	✓✓	•	•	•	✓	•	✓
Tenure Mix	Balanced provision of social rented, intermediate and private housing (Tenure Mix Options 2 and 3 combined).	Short	✓	•	✓	✓	✓	•	•	•	•	•	✓✓	•	•	•	✓✓	•	✓	
		Medium	✓	•	✓	✓✓	✓	•	•	•	•	•	✓✓	•	•	•	✓✓	•	✓✓	
		Long	✓	•	✓✓	✓✓	✓	•	•	•	•	•	✓✓	•	•	•	✓✓	•	✓✓	
Size of Homes	Mix of Different Home Sizes (New Option)	Short	•	✓✓	✓✓	•	•	✓✓	•	•	•	•	✓✓	•	•	•	✓✓	•	✓✓	
		Medium	•	✓	✓✓	•	•	✓✓	•	•	•	•	✓✓	•	•	•	✓✓	•	✓✓	

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			SDO 1	SDO 2	SDO 3	SDO 4	SDO 5	SDO 6	SDO 7	SDO 8	SDO 9	SDO 10	SDO 11	SDO 12	SDO 13	SDO 14	SDO 15	SDO 16	
		Long	.	✓	✓✓	.	.	✓✓	✓✓	.	.	.	✓✓	.	✓✓
Types of Homes	Mix of Different Types of Home (New Option)	Short	.	.	.	✓✓	✓✓	✓✓	.	.	.	✓✓	.	✓✓
		Medium	.	.	.	✓✓	✓✓	✓✓	.	.	.	✓✓	.	✓✓
		Long	.	.	.	✓✓	✓✓	✓✓	.	.	.	✓✓	.	✓✓
		Long	.	.	.	✓✓	✓✓	✓✓	.	.	.	✓✓	.	✓✓
Distribution of Homes Option 1	Determined by PTAL	Short	✓	.	✓	.	✓	.	*	.	.	.	0	*	0	.	✓	✓	0
		Medium	✓	.	✓	.	✓	.	✓	.	.	.	✓	*	0	.	✓✓	✓	✓
		Long	✓	.	✓	.	✓	.	✓	.	.	.	✓	*	0	.	✓✓	✓	✓
Distribution of Homes Option 2	Determined by PTAL, Value and Centres	Short	✓	.	✓	.	✓	.	*	.	.	.	0	0	0	.	0	✓	0
		Medium	✓✓	.	✓✓	.	✓✓	.	✓✓	.	.	.	✓✓	✓	✓✓	.	✓✓	✓✓	✓✓
		Long	✓✓	.	✓✓	.	✓✓	.	✓✓	.	.	.	✓✓	✓	✓✓	.	✓✓	✓✓	✓✓
Standards for New Housing	New Housing Will Meet Lifetime Homes Standards (New Option)	Short	.	.	✓✓	✓✓	✓✓	✓✓	✓✓	.	.	.	✓✓	.	✓✓
		Medium	.	.	✓✓	✓✓	✓✓	✓✓	✓✓	.	.	.	✓✓	.	✓✓
		Long	.	.	✓✓	✓✓	✓✓	✓✓	✓✓	.	.	.	✓✓	.	✓✓
New Homes Option 1	Demolish all	Short	.	.	✓✓	.	0	**	0	.	.	.	✓✓	.	0

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			SDO 1	SDO 2	SDO 3	SDO 4	SDO 5	SDO 6	SDO 7	SDO 8	SDO 9	SDO 10	SDO 11	SDO 12	SDO 13	SDO 14	SDO 15	SDO 16	
		Medium	.	.	✓	.	0	0	✓	.	.	.	✓	.	✓
		Long	.	.	✓	.	✓	✓	✓	.	.	.	✓	.	✓
New Homes Option 2	Refurbish Selected	Short	.	.	✓	.	0	*	*	.	.	.	✓	.	0
		Medium	.	.	✓	.	✓	0	✓	.	.	.	✓	.	✓
		Long	.	.	✓	.	✓	✓	✓	✓	.	.	✓	.	✓
Housing and Open Space Option 1	Maximise private	Short	✓	.	✓	✓	✓	.	.	0	.	*	✓	✓	*	.	✓	.	✓
		Medium	✓	.	✓	✓	✓	.	.	✓	.	✓	✓	✓	✓	.	✓	.	✓
		Long	✓	.	✓	✓	✓	.	.	✓	.	✓	✓	✓	✓	.	✓	.	✓
Housing and Open Space Option 2	Balance private and public	Short	✓	.	✓	✓	✓	.	.	0	.	**	✓	0	*	.	✓	.	0
		Medium	✓	.	✓	✓	✓	.	.	0	.	✓	✓	0	✓	.	✓	.	✓
		Long	✓	.	✓	✓	✓	.	.	0	.	✓	✓	0	✓	.	✓	.	✓
Sustainable Design and Construction Option 1	Greener Aylesbury Area	Short	.	✓	✓	.	✓	0	✓	✓	0	✓	✓	.	0	0	✓	.	✓
		Medium	.	✓	✓	.	✓	✓	✓	✓	✓	✓	✓	.	✓	✓	✓	.	✓
		Long	.	✓	✓	.	✓	✓	✓	✓	✓	✓	✓	.	✓	✓	✓	.	✓

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Street Layout Option 1	Traditional Connections	Short	✓	•	✓	0	0	✓	*	•	•	•	0	✓	✓	0	✓	✓	✓	0	
		Medium	✓	•	✓	✓✓	✓	✓✓	✓	•	•	•	✓✓	✓	✓	0	✓	✓	✓	✓	✓
		Long	✓	•	✓	✓✓	✓	✓✓	✓	•	•	•	✓✓	✓	✓	0	✓	✓	✓	✓	✓
Street layout Option 2	Connections and Green Fingers	Short	✓	•	✓	*	0	✓	**	•	•	•	0	✓	✓	✓	✓	✓	✓	✓	
		Medium	✓✓	•	✓✓	✓✓	✓	✓✓	✓	•	•	•	✓✓	✓	✓✓	✓	✓	✓	✓	✓	✓✓
		Long	✓✓	•	✓✓	✓✓	✓✓	✓✓	✓	•	•	•	✓✓	✓	✓✓	✓	✓	✓	✓	✓	✓✓
Building Blocks Option 1	Smaller blocks	Short	✓	•	✓	*	*	*	*	*	•	•	0	✓✓	✓	•	✓	0	✓	0	
		Medium	✓✓	•	✓	✓✓	✓✓	✓	✓	✓	•	•	✓✓	✓✓	✓	•	✓✓	✓✓	✓	✓	✓✓
		Long	✓✓	•	✓	✓✓	✓✓	✓	✓	✓	•	•	✓✓	✓✓	✓✓	•	✓✓	✓✓	✓	✓	✓✓
Building Heights Option 1	Medium rise	Short	0	•	✓	•	0	*	*	•	•	•	0	*	0	•	✓✓	✓	✓	0	
		Medium	0	•	✓	•	✓	✓	✓	•	•	•	✓	*	0	•	✓✓	✓	✓	✓	✓
		Long	0	•	✓	•	✓	✓	✓	•	•	•	✓	*	0	•	✓✓	✓	✓	✓	✓
Building Heights Option 2	Range of heights	Short	0	•	✓	•	0	*	*	•	•	•	0	0	0	•	✓✓	✓	✓	0	
		Medium	✓	•	✓✓	•	✓	✓	✓	•	•	•	✓✓	✓	✓✓	•	✓✓	✓✓	✓	✓	✓✓

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		Long	✓	•	✓✓	•	✓✓	✓	✓	•	•	•	✓✓	✓	✓✓	•	✓✓	✓✓	✓✓	
Building Heights	Taller buildings in important places (based on Building Height Option 3 with variation)	Short	✓	•	✓	•	✓	*	*	•	•	•	0	0	0	•	✓✓	✓	0	
		Medium	✓✓	•	✓✓	•	✓✓	✓✓	✓✓	•	•	•	✓✓	✓	✓	•	✓✓	✓✓	✓✓	✓✓
		Long	✓✓	•	✓✓	•	✓✓	✓✓	✓✓	•	•	•	✓✓	✓✓	✓	•	✓✓	✓✓	✓✓	✓✓
Building Heights Option 4	Taller buildings with landmark buildings	Short	✓	•	✓	•	✓	*	*	•	•	•	0	0	0	•	✓✓	✓	0	
		Medium	✓✓	•	✓✓	•	✓	✓✓	✓✓	•	•	•	✓✓	✓	✓	•	✓✓	✓✓	✓✓	✓✓
		Long	✓✓	•	✓✓	•	✓	✓✓	✓✓	•	•	•	✓✓	✓✓	✓	•	✓✓	✓✓	✓✓	✓✓
Aylesbury's Network of open Spaces	Based on Burgess Park Options 2-5, Surrey Square Option 1, Biodiversity Option 1 and Sports and Leisure Option 2: Facilities in the park and estate	Short	✓	✓✓	✓✓	•	✓	✓	✓	✓	✓	✓✓	✓✓	✓✓	✓✓	0	•	•	✓✓	
		Medium	✓	✓✓	✓✓	•	✓	✓	✓	✓	✓	✓✓	✓✓	✓✓	✓✓	0	•	•	✓✓	✓✓
		Long	✓	✓✓	✓✓	•	✓	✓	✓	✓	✓	✓✓	✓✓	✓✓	✓✓	0	•	•	✓✓	✓✓
Burgess Park Option 1	Minimum intervention	Short	0	0	0	•	0	0	0	0	0	0	0	0	0	0	•	•	0	
		Medium	0	0	0	•	0	0	0	0	0	0	0	0	0	0	•	•	0	0

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		Long	0	0	0	.	0	0	0	0	0	0	0	0	0	0	.	.	0	
Surrey Square Option 2	Transformation	Short	0	✓	.	*	.	✓	✓	✓	
		Medium	✓	✓	.	*	.	✓	✓	✓	
		Long	✓	✓	.	*	.	✓	✓	✓
			✓	✓	.	*	.	✓	✓	✓
Biodiversity Option 2	Maximising biodiversity	Short	.	.	✓	✓	✓	.	✓	.	.	.	✓	
		Medium	.	.	✓	✓	✓	.	✓	.	.	.	✓	
		Long	.	.	✓	✓	✓	.	✓	.	.	.	✓	
Sports and Leisure Option 1	Facilities in estate	Short	.	.	✓	✓	✓	0	✓	.	*	*	.	.	0	
		Medium	.	.	✓	✓	✓	0	✓	.	*	*	.	.	0	
		Long	.	.	✓	✓	✓	0	✓	.	*	*	.	.	0	
Transport Option 1: Promoting walking and cycling	Develop a well-connected network of high quality streets	Short	.	.	*	0	✓	*	*	.	.	.	*	.	0	0	.	0	0	
		Medium	.	.	✓	✓	✓	✓	✓	.	.	.	✓	.	✓	0	.	.	✓	
		Long	.	.	✓	✓	✓	✓	✓	✓	.	.	✓	✓	✓	0	.	✓	✓	
Transport Option 2: Designing Streets as	Design streets as public spaces	Short	.	.	*	0	✓	*	*	.	.	.	*	✓	0	0	.	0	0	
		Medium	.	.	✓	✓	✓	✓	✓	✓	.	.	.	✓	✓	0	.	✓	✓	

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Attractive Public Spaces		Long	.	.	✓✓	✓✓	✓✓	✓✓	✓	.	.	.	✓✓	✓	✓	0	.	✓✓	✓✓
Transport Option 3: Public Transport	Enhance public transport connections	Short	.	.	*	.	.	*	0	.	.	.	0	.	.	0	.	✓	0
		Medium	.	.	0	.	.	✓	✓	.	.	.	✓	.	.	0	.	✓✓	✓
		Long	.	.	✓	.	.	✓✓	✓✓	.	.	.	✓	.	.	0	.	✓✓	✓
Tram Option 1	Thurlow – Chandler (Final decision to be made by TfL)	Short	0	.	0	.	0	0	0	0	.	.	0	.	0	.	.	0	0
		Medium	0	.	0	.	0	0	0	0	.	.	0	.	0	.	.	0	0
		Long	✓✓	.	✓	.	✓	✓	✓	*	.	.	✓	.	*	.	.	✓✓	✓
Tram Option 2	Thurlow - Albany – Wells (Final decision to be made by TfL)	Short	0	.	0	.	0	0	0	0	.	.	0	.	0	.	.	0	0
		Medium	0	.	0	.	0	0	0	0	.	.	0	.	0	.	.	0	0
		Long	✓✓	.	✓	.	✓	✓	✓	✓	.	.	✓	.	0	.	.	✓✓	✓
Tram Option 3	Thurlow - Beaconsfield – Wells (Final decision to be made by TfL)	Short	0	.	0	.	0	0	0	0	.	.	0	.	0	.	.	0	0
		Medium	0	.	0	.	0	0	0	0	.	.	0	.	0	.	.	0	0
		Long	✓✓	.	✓	.	✓	✓	✓	✓	*	.	✓✓	.	0	.	.	✓✓	✓

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Car Parking Option 1	Lower than existing car ownership with car free areas	Short	.	.	0	0	0	0	0	.	.	.	0	.	0	.	.	0	0
		Medium	.	.	✓	✓	✓	✓	✓	.	.	.	✓	.	✓	.	.	✓	✓
		Long	.	.	✓	✓	✓	✓	✓	.	.	.	✓✓	.	✓✓	.	.	✓✓	✓
Community: Enhanced Social and Economic Opportunities	Centralising facilities. Based on Local Services Option 2 linked with a range of other options which are based on Business and Employment Support Option 2, New Employment Accommodation Option 2, Health Provision Option 1, Health Standards Option 1, Education Options 1 to 4, Arts and Culture Option 2, Shopping Option 1 and elements of Shopping	Short	✓	✓✓	✓✓	✓	✓	0	0	.	.	.	✓	.	✓	.	✓✓	✓✓	✓
		Medium	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	.	.	.	✓✓	.	✓✓	.	✓✓	✓✓	✓✓
		Long	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	.	.	.	✓✓	.	✓✓	.	✓✓	✓✓	✓✓

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	Option 2.																			
Local Services Option 1	Dispersed	Short	0	.	0	.	0	0	0	.	.	.	0	0	0	
		Medium	✓	.	0	.	✓	0	0	.	.	.	*	*	0
		Long	*	.	*	.	✓✓	✓	✓	✓	.	.	.	*	*
Business and Employment Option 2	Virtual facilities	Short	0	0	.	.	0	✓	0	✓	0
		Medium	✓	✓	.	.	✓✓	✓✓	✓	✓	✓✓	✓✓
		Long	✓	✓✓	.	.	✓✓	✓✓	✓	✓	✓✓	✓✓
New Employment Accommodation Option 1	Central incubator	Short	✓	.	.	.	✓	✓✓	✓	✓
		Medium	✓	.	.	.	✓	✓✓	✓	✓
		Long	✓	.	.	.	✓	✓✓	✓	✓
New Employment Accommodation Option 3	Incubator and grow-on	Short	✓	.	.	.	✓	✓✓	✓	✓
		Medium	✓✓	.	.	.	✓✓	✓✓	✓	✓✓
		Long	✓✓	.	.	.	✓✓	✓✓	✓	✓✓
Arts and Culture Option 1	Maximise access to outside	Short	✓	✓	.	.	✓	✓	

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	opportunities	Medium	✓✓	✓	·	·	✓	·	·	·	·	·	·	·	·	·	·	·	✓
		Long	✓✓	✓	·	·	✓	·	·	·	·	·	·	·	·	·	·	·	✓
Phasing 1	18 Year Programme	Short	✓✓	✓✓	0	x	0	x	x	xx	0	x	x	·	0	0	0	x	0
		Medium	✓✓	✓✓	✓	x	✓	✓✓	✓	0	0	0	0	·	0	0	✓	0	✓
		Long	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓✓	·	✓✓	0	✓✓	✓✓	✓✓
Phasing 2	15 Year Programme with Thurlow focus	Short	✓✓	✓✓	0	x	x	x	x	xx	0	x	x	·	x	x	0	x	0
		Medium	✓✓	✓✓	✓✓	0	✓	✓✓	✓	0	✓	✓	✓	·	✓	0	✓✓	✓	✓
		Long	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓✓	·	✓✓	0	✓✓	✓✓	✓✓
Phasing 3	15 Year Programme	Short	✓✓	✓✓	0	x	x	x	x	xx	0	x	x	·	x	x	0	x	0
		Medium	✓✓	✓✓	✓✓	✓	✓	✓✓	✓	0	✓	✓	✓	·	✓	0	✓✓	✓	✓
		Long	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓✓	·	✓✓	0	✓✓	✓✓	✓✓
Phasing	Combination of Phasing Options 1-3 (New Option)	Short	✓✓	✓✓	0	x	x	x	x	xx	0	x	x	·	x	x	0	x	0
		Medium	✓✓	✓✓	✓✓	0	✓	✓✓	✓	0	✓	✓	✓	·	✓	0	✓✓	✓	✓
		Long	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓✓	·	✓✓	0	✓✓	✓✓	✓✓

Option	Tenure Mix Option 1				Tenure Mix			
	Minimum Private				Balanced Provision of Tenures			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓	0	0	The minimum provision of private homes would encourage a small number of wealthier people to live in the Aylesbury area. The overall socio-economic profile of the area would, however, stay largely the same.	✓	✓	✓	Increasing the provision of private homes would encourage a greater number of wealthier people to live in the Aylesbury area, and would generate new employment opportunities to service these new residents in the long term. There would also be a more varied socio-economic profile of residents.
Education SDO 2. To improve the education and skill of the population								

Option	Tenure Mix Option 1				Tenure Mix			
	Minimum Private				Balanced Provision of Tenures			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Health SDO 3. To improve the health of the population	✓	✓	✓	The quality of new accommodation and the health facility to be provided as part of the redevelopment will improve the overall health of residents both in the short and long term.	✓	✓	✓✓	The quality of new accommodation and the health facility to be provided as part of the redevelopment will improve the overall health of residents both in the short and long term. The long-term presence of more private tenants might also increase private health provision in the long term.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	✓	✓	✓	The rebalancing of tenure, and therefore socio-economic groups, will improve safety in the area. But the provision of fewer private homes may mean that the redevelopment period is longer. This may cause crime and community safety problems.	✓	✓✓	✓✓	The rebalancing of tenure, and therefore socio-economic groups, will improve safety in the action plan area. The provision of more private homes will improve the financial viability of the redevelopment, meaning a shorter construction time. Any potential negative impacts on community safety and crime will therefore be reduced.

Option	Tenure Mix Option 1				Tenure Mix			
	Minimum Private				Balanced Provision of Tenures			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	The redevelopment will improve community cohesion as facilities will be new or greatly improved. But the provision of fewer private homes may mean that the redevelopment period is longer. This may cause social inclusion and cohesion problems.	✓	✓	✓	The redevelopment will improve community cohesion as facilities will be new or greatly improved. The provision of more private homes will improve the financial viability of the redevelopment, meaning a shorter construction time. The community will therefore be able to rebuild itself quicker, reducing any negative impacts on social inclusion and community cohesion.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change								

Option	Tenure Mix Option 1				Tenure Mix			
	Minimum Private				Balanced Provision of Tenures			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Air Quality SDO 7. To improve the air quality in Southwark								
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource								
Water Resources SDO 9. To encourage sustainable use of water resources								
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils								

Option	Tenure Mix Option 1				Tenure Mix			
	Minimum Private				Balanced Provision of Tenures			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	The residential design standards of each flat or house, whether an RSL, private or shared ownership property, will be of a high standard. The quality of the townscape will therefore be improved.	✓✓	✓✓	✓✓	The residential design standards of each flat or house, whether an RSL, private, or shared ownership property, will be of a high standard. The quality of the townscape will therefore be improved.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets								
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and								

Option	Tenure Mix Option 1				Tenure Mix			
	Minimum Private				Balanced Provision of Tenures			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
biodiversity								
Flood Risk SDO 14. To reduce vulnerability to flooding								
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓	The residential design standards of each flat or house, whether an RSL, private, or shared ownership property, will be of a high standard for every tenant. However, areas with a majority of homes in council or housing association ownership usually experience more wear and tear.	✓✓	✓✓	✓✓	The residential design standards of each flat or house, whether an RSL, private, or shared ownership property, will be of a high standard for every tenant.

Option	Tenure Mix Option 1				Tenure Mix			
	Minimum Private				Balanced Provision of Tenures			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car								

Option	Size of Homes			Comments/Explanation
	Mix of Different size homes			
Description	Short Term	Medium Term	Long Term	
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation				
Education SDO 2. To improve the education and skill of the population	✓✓	✓	✓	The presence of a viable housing market is part of a virtuous circle of good schooling, but in the long term the proposed mix is less family friendly.
Health SDO 3. To improve the health of the population	✓✓	✓✓	✓✓	The quality of new accommodation will improve the health of residents both in the short and long term.
Crime and Community Safety SDO 4. To reduce the incidence of				

Option	Size of Homes			
	Description			
	Short Term	Medium Term	Long Term	Comments/Explanation
crime and the fear of crime				
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion				
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	✓✓	✓✓	✓✓	The residential design standards of each flat or house will be of a high standard and will adhere to all necessary energy efficiency standards.

Option	Size of Homes			
	Description			
	Short Term	Medium Term	Long Term	Comments/Explanation
Air Quality SDO 7. To improve the air quality in Southwark				
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils				

Option	Size of Homes			
Description	Mix of Different size homes			
	Short Term	Medium Term	Long Term	Comments/Explanation
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	The residential design standards of each flat or house will be of a high standard, and will therefore contribute towards the quality of the townscape.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity				

Option	Size of Homes			
	Description			
	Short Term	Medium Term	Long Term	Comments/Explanation
Flood Risk SDO 14. To reduce vulnerability to flooding				
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	The residential design standards of each dwelling, whatever the size, will be of a high standard, therefore providing the opportunity for everyone to live in a decent home.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option	Types of Homes			
	Description			
	Short Term	Medium Term	Long Term	Comments/Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation				
Education SDO 2. To improve the education and skill of the population				
Health SDO 3. To improve the health of the population				
Crime and Community Safety SDO 4. To reduce the incidence of	✓✓	✓✓	✓✓	Minimising common parts and maximising the frequency of cores reduces many of the problems associated with higher density living and increase

Option	Types of Homes			
	Description			
	Short Term	Medium Term	Long Term	Comments/Explanation
crime and the fear of crime				street level activity which will improve security.
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	A good mix of different types of home in the masterplan area will create a diverse and inclusive community.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change				
Air Quality SDO 7. To improve the air quality in Southwark				

Option	Types of Homes			
	Description			
	Mix of Different Types of Home			
	Short Term	Medium Term	Long Term	Comments/Explanation
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils				
Quality in Design SDO 11. To protect and enhance the quality of landscape and	✓✓	✓✓	✓✓	The residential design standards of each flat or house will be of a high standard, and will therefore contribute towards the quality of the townscape.

Option	Types of Homes			
	Description			
	Short Term	Medium Term	Long Term	Comments/Explanation
townscape				
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity				
Flood Risk SDO 14. To reduce vulnerability to flooding				

Option	Types of Homes			
	Description			
	Short Term	Medium Term	Long Term	Comments/Explanation
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	The residential design standards of each dwelling, whatever the type, will be of a high standard, therefore providing the opportunity for everyone to live in a decent home.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option	Distribution of Homes Option 1				Distribution of Homes Option 2			
Description	Determined by current PTAL				Determined by future PTAL, Value and Centres			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓	✓	✓	Concentrating development around existing transport corridors such as around Walworth Road will encourage more local shopping and businesses from a larger and more affluent customer base.	✓	✓✓	✓✓	Concentrating development around existing transport corridors such as around the Walworth Road will encourage more local shopping and businesses from a larger and more affluent customer base. In addition, more local centres with retail and small businesses can be supported with a more comprehensive approach to rebuilding the current estate.
Education SDO 2. To improve the education and skill of the population								
Health SDO 3. To improve the health of the population	✓	✓	✓	Concentrating development around existing transport corridors such as around the Walworth Road will encourage local shopping trips on foot as opposed to trips by car.	✓	✓✓	✓✓	Concentrating development around existing transport corridors such as around the Walworth Road and local centres in and around the study area will encourage local shopping trips on foot as opposed to trips by car.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime								

Option	Distribution of Homes Option 1				Distribution of Homes Option 2			
Description	Determined by current PTAL				Determined by future PTAL, Value and Centres			
	Short Term	Medium Term	Long Term	Comments/Explanation	Short Term	Medium Term	Long Term	Comments/Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	Concentrating more homes near existing transport corridors will encourage more interaction on shopping streets that will cater for a diverse range of incomes and backgrounds.	✓	✓✓	✓✓	Concentrating more homes near existing and future transport corridors will encourage and maximise more interaction on shopping streets that will cater for a diverse range of incomes and backgrounds. This option will enable the development of many more desirable homes near local facilities that will be built in the Aylesbury area.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change								
Air Quality SDO 7. To improve the air quality in Southwark	*	✓	✓	Redevelopment to increase densities near transport corridors will encourage more demolition and construction, but in the long term higher densities and the block pattern will encourage more walking, cycling, and use of public transport.	*	✓✓	✓✓	Redevelopment to increase densities near transport corridors will encourage more demolition and construction, but in the long term higher densities and the block pattern will encourage and maximise more walking, cycling, and use of public transport with additional facilities and transport routes needed in this option.

Option	Distribution of Homes Option 1				Distribution of Homes Option 2			
Description	Determined by current PTAL				Determined by future PTAL, Value and Centres			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource								
Water Resources SDO 9. To encourage sustainable use of water resources								
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils								
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	0	✓	✓	This option will allow for limited variety in terms of housing density across the area, although this will still contribute to the character and quality of the townscape. In addition, higher densities will be supported by good public transport accessibility – this is good practice in terms of urban design.	0	✓✓	✓✓	This option will allow for a greater variety in terms of housing density across the area, therefore contributing to the character and quality of the townscape. In addition, higher densities will be encouraged where existing and future public transport accessibility is highest, as well as close to local centres – this is good practice in terms of urban design.

Option	Distribution of Homes Option 1				Distribution of Homes Option 2			
Description	Determined by current PTAL				Determined by future PTAL, Value and Centres			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	x	x	x	The nearby conservation areas have legible streets and spaces lined with family homes. This option makes it difficult to have more family housing, and therefore keep lower densities near conservation areas.	0	✓	✓	The nearby conservation areas have legible streets and spaces lined with family homes. This option will enable higher densities near transport corridors along Thurlow Street and Albany Road and make lower density family housing feasible in the delivery plan near conservation areas.
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	0	0	The blocks and buildings in the estate will be uniform and landscape and public realm improvements may be more difficult to fund.	0	✓✓	✓✓	In the medium and long term a more comprehensive approach to density in the masterplanning of the estate will allow for a greater variety and mix of urban blocks and buildings as well as funding for the redesign of Burgess Park and other open spaces.
Flood Risk SDO 14. To reduce vulnerability to flooding								
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓	✓✓	✓✓	The residential design standards of each block, whether high, medium or low density, will be of a high standard for every tenant or owner in the long term.	0	✓✓	✓✓	The residential design standards of each block, whether high, medium or low density, will be of a high standard for every tenant or owner in the long term.

Option	Distribution of Homes Option 1				Distribution of Homes Option 2			
Description	Determined by current PTAL				Determined by future PTAL, Value and Centres			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	The new housing densities will encourage more walking, cycling, and use of public transport. However, this option does not recognise that increasing densities can encourage additional transport provision.	✓	✓✓	✓✓	The new housing densities will encourage more walking, cycling, and use of public transport, and it will maximise the potential of new transport connections and trips to local centres on foot.

Option	Standards for New Housing			
Description	New Housing Will Meet Lifetime Homes Standards			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation				
Education SDO 2. To improve the education and skill of the population				
Health SDO 3. To improve the health of the population	✓✓	✓✓	✓✓	All buildings will meet decent homes standards and will be designed to be flexible enough to meet the changing life-time needs of residents such as when people get older.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	All new homes will be 'Secured by Design'.

Option	Standards for New Housing			
Description	New Housing Will Meet Lifetime Homes Standards			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	All new homes will be designed to be flexible enough to meet the changing life-time needs of residents such as when people get older, also known as meeting 'Lifetime Homes Standards' (see FBX). This will ensure that all new housing is designed to be flexible enough to accommodate residents' changing needs over the course of their lifetime. Homes will be able to be altered and adapted to meet the needs of single people, older people, couples, larger families and disadvantaged groups. This will prevent residents from having to move as their housing requirements change and will help to ensure that a sense of community is maintained amongst a long-term resident population.

Option	Standards for New Housing			
Description	New Housing Will Meet Lifetime Homes Standards			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	✓✓	✓✓	✓✓	Homes will meet Code for Sustainable Homes Level 4 (****).
Air Quality SDO 7. To improve the air quality in Southwark				
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				
Water Resources SDO 9. To encourage sustainable use of water resources				

Option	Standards for New Housing			
Description	New Housing Will Meet Lifetime Homes Standards			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils				
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	All new homes will be built to the highest design standards.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity				
Flood Risk SDO 14. To reduce vulnerability to flooding				

Option	Standards for New Housing			
Description	New Housing Will Meet Lifetime Homes Standards			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	The residential design standards of each flat or house, will be of a high standard.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option	New Homes Option 2				New Homes Option 2			
Description	Refurbish selected				Demolish all			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation								

Option	New Homes Option 2				New Homes Option 2			
Description	Refurbish selected				Demolish all			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Education SDO 2. To improve the education and skill of the population								
Health SDO 3. To improve the health of the population	✓✓	✓✓	✓✓	Any buildings that are retained will be refurbished to a high standard. Together with the new accommodation, the health of residents within the area will be improved in both the short and the long term.	✓✓	✓✓	✓✓	All new dwellings will be constructed to a high standard. The short and long term health of residents will therefore be improved.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime								
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	✓	✓	Selected refurbishment is a less flexible option, and many people living in retained buildings will be affected by nearby clearance and construction activities in the short term. In the long term, there may be an element of segregation between those in new dwellings and those in the retained and refurbished blocks. This may negatively impact upon social inclusion and community cohesion.	0	0	✓✓	There will be an immense amount of social disruption as more people will need to be moved out of the estate into temporary housing in the short to medium term. In the long term, there will be a better balance of homes, both in terms of size and tenure, therefore contributing to social cohesion. This option also allows for more flexibility, therefore enabling the construction of a successful new neighbourhood, with decent homes, and supported by good

Option	New Homes Option 2				New Homes Option 2			
Description	Refurbish selected				Demolish all			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
								transport, open spaces and community facilities This will enhance community cohesion in the long term.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	x	0	✓	The residential design standards of each new flat or house, whether new or refurbished, will be of a high standard and adhere to all necessary energy efficiency standards. It may be less financially viable, however, to ensure that the refurbished blocks reach these standards. Construction activities in the short term will use a large amount of energy and fuel, although there are fewer buildings to demolish and construct in this option.	xx	0	✓✓	Under this option there will be a greater amount of demolition and construction work, which will use a large amount of energy and fuel. In the long term, however, the new dwellings will be designed and built to a high standard and will adhere to all necessary energy efficiency standards.
Air Quality SDO 7. To improve the air quality in Southwark								

Option	New Homes Option 2				New Homes Option 2			
Description	Refurbish selected				Demolish all			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource								
Water Resources SDO 9. To encourage sustainable use of water resources								
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils								
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	x	✓	✓✓	A partially cleared site will hamper the ability of the masterplanners to create a legible and successful neighbourhood, especially during the early stages of construction. In the long term the quality of the townscape will be enhanced by the surrounding development and the refurbishment of the retained blocks.	0	✓✓	✓✓	The quality of the townscape may be negatively affected during the early stages of construction. However, a 'clean slate' approach will deliver greater benefits to the area within the medium to long term.

Option	New Homes Option 2				New Homes Option 2			
Description	Refurbish selected				Demolish all			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets								
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity								
Flood Risk SDO 14. To reduce vulnerability to flooding								
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓	✓	✓	The residential design standards of each flat or house, whether new or refurbished, will be of a high standard. However, the feasibility and viability of refurbishing selected blocks so that they are decent homes compliant should be examined further.	✓✓	✓✓	✓✓	The residential design standards of each new flat or house will be of a high standard and decent homes compliant.

Option	New Homes Option 2				New Homes Option 2			
Description	Refurbish selected				Demolish all			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car								

Option	Housing and Open Space Option 1				Housing and Open Space Option 2			
	Maximise private open space				Balance private and public open space			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓	✓	✓	Enhancing Burgess Park will increase the aspirations of the area and attract investment, with better private open spaces increasing the value of some individual homes (approx 30%).	✓	✓✓	✓✓	Enhancing Burgess Park will increase the aspirations of the area, increase the value of flats that adjoin the park, and attract investment in the long term, with better private open spaces increasing the value of some individual homes (approx 30%).
Education SDO 2. To improve the education and skill of the population								
Health SDO 3. To improve the health of the population	✓	✓✓	✓✓	Maximising residents' access to private open space will enable as many residents as possible to spend time engaging in activities outside of their homes such as gardening and relaxing. This increases peoples' well-being and therefore their health prospects.	✓	✓	✓	This option does not place as much emphasis on private open space, but there will be more investment in leisure and sports facilities in Burgess Park to encourage exercise and better well-being, particularly in relation to health.

Option	Housing and Open Space Option 1				Housing and Open Space Option 2			
	Maximise private open space				Balance private and public open space			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	✓	✓✓	✓✓	All the private open space will be in the backs of blocks and all semi-private and semi-public spaces will be eliminated in the redevelopment of the Aylesbury Estate.	✓	✓✓	✓✓	All the private open space will be in the backs of blocks and all semi-private and semi-public spaces will be eliminated in the redevelopment of the Aylesbury Estate.
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	Providing more private open space will enable more residents to engage in activities outside of their home.	✓	✓✓	✓✓	Providing private open space will enable more residents to engage in activities outside their home, and the redevelopment of Burgess Park will provide a place for a range of community activities in the medium to long term.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change								

Option	Housing and Open Space Option 1				Housing and Open Space Option 2			
	Maximise private open space				Balance private and public open space			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Air Quality SDO 7. To improve the air quality in Southwark								
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource	0	✓	✓	The provision of more private open space will enable more people to reduce their waste by growing food and composting in their gardens.	0	0	0	Fewer gardens mean that there will be a negligible effect. The programme of Burgess Park has not been finalised, but could include food and green waste sites.
Water Resources SDO 9. To encourage sustainable use of water resources								
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	x	✓	✓	Land will be contaminated by reconstruction in the short term, but soil quality will improve under the guardianship of individual landowners and the council for Burgess Park.	xx	✓	✓✓	Land will be contaminated by reconstruction in the short term, but soil quality will improve under the guardianship of individual landowners and the council for Burgess Park, Surrey Square, and other public open spaces.

Option	Housing and Open Space Option 1				Housing and Open Space Option 2			
	Maximise private open space				Balance private and public open space			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓	✓	✓	The design of the townscape will improve, but it will be difficult to create sufficient public open space to improve the quality of the overall landscape in the public realm.	✓	✓✓	✓✓	The design of the townscape will improve including more appropriate densities and the landscape character of Burgess Park, and other open spaces can be improved to a greater degree.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	✓	✓	✓	More houses and back gardens backing onto conservation areas will respect the nature and setting of the conservation areas.	0	0	0	The development of higher density housing with less private open space will both positively (by addressing legibility and the street) and negatively (with possible overlooking and overshadowing) affect the historic environment.
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	x	✓	✓	The redevelopment of the area will harm biodiversity and open space in the short term, but new private and public open spaces as part of the redevelopment will help flora and fauna recover in the area in the long term.	x	✓✓	✓✓	The redevelopment of the area will harm biodiversity and open space in the short term, but new private and public open spaces as part of the redevelopment will help flora and fauna recover in the area in the long term. Additional investment in public open spaces will focus on larger habitats and green corridors to other parts of London.

Option	Housing and Open Space Option 1				Housing and Open Space Option 2			
	Maximise private open space				Balance private and public open space			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Flood Risk SDO 14. To reduce vulnerability to flooding								
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓	✓	✓✓	The residential design standards of each flat or house, whether an RSL, private, or shared ownership property, will be of a high standard for every tenant or owner. Additionally, more homes with gardens will enhance the individual well-being of more residents.	✓	✓	✓	The residential design standards of each new flat or house, whether an RSL, private, or shared ownership property, will be of a high standard for every tenant or owner.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car								

Option	Sustainable Design and Construction Option 1			
Description	A greener Aylesbury area			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation				
Education SDO 2. To improve the education and skill of the population	✓	✓	✓	Improved water, energy, construction, and waste facilities will be provided as part of the redevelopment and residents will be educated about the need to be energy efficient and to recycle.
Health SDO 3. To improve the health of the population	✓	✓	✓✓	Water and air quality measures, including drainage and CHP, will reduce pollutants in the air and water generally, therefore having a positive effect on the general health of the residents.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime				

Option	Sustainable Design and Construction Option 1			
Description	A greener Aylesbury area			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion				
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	✓	✓✓	✓✓	The combined heat and power (CHP) and district heating system will provide a cost effective way to reduce energy consumption and will be flexible enough to take advantage of even more efficient technologies in the future.
Air Quality SDO 7. To improve the air quality in Southwark	0	✓	✓✓	A more legible layout and local community uses that are easily accessible will encourage more people to walk or cycle and reduce emissions in the long term. In the short term, air quality could suffer with the amount of demolition and construction traffic.
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource	✓✓	✓✓	✓✓	During the construction phase, 95% of waste will be recycled, or reused in the landscaping of Burgess Park. Additional storage space for waste and recycling will be designed into every dwelling to allow 50% recycling of waste.

Option	Sustainable Design and Construction Option 1			
Description	A greener Aylesbury area			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Water Resources SDO 9. To encourage sustainable use of water resources	✓	✓	✓✓	In the short term, taps and toilets in new dwellings will be required to have low water flows. In the long term, sustainable urban drainage systems will be adapted to recycle rain and ground water for non-potable uses such as garden hoses and toilets, and supply wildlife in open spaces.
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	0	✓	✓✓	In the short term, soil quality will not improve due to construction materials. In the long term, the end of the construction period will allow cleanup and brown roofs will create additional soils for habitats.
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓	✓✓	✓✓	A more legible layout will encourage a more diverse built environment and therefore better design. The landscape and built edge of the area will be improved with new connections and streets supported by a sustainable urban drainage system. In the long term, green roofs and brown roofs will be design innovations that will improve the design quality of the area.

Option	Sustainable Design and Construction Option 1			
Description	A greener Aylesbury area			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	✓✓	✓✓	In the short term, open spaces will not improve due to construction taking place and landscaping activities. In the long term, the end of the construction period will allow cleanup, the opening of new, dramatic landscaped areas of Burgess Park, and brown roofs will create additional soils for habitats.
Flood Risk SDO 14. To reduce vulnerability to flooding	0	✓	✓	In the short term, flood risk will not improve, but sustainable urban drainage systems, green and brown roofs, and water channels will keep runoff out of the sewer system and prevent overloading in the medium to long term.

Option	Sustainable Design and Construction Option 1			
Description	A greener Aylesbury area			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	The residential design standards of each flat or house, whether an RSL, private, or shared ownership property, will be of a high standard for every tenant or owner. This will include improved room for waste and recycling, and the possibility of design innovations such as green or brown roofs as part of new housing.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option	Street Layout Option 1				Street Layout Option 2			
	Traditional Connections				Connections and Green Fingers			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓	✓	✓	Better connections through the study area will encourage more local shopping and commerce at Walworth Road and East Street from local residents.	✓	✓✓	✓✓	Better connections through the study area will encourage more local shopping and commerce at Walworth Road and East Street from local residents. Additional connections, notably the green fingers, will raise aspirations and encourage a better socio-economic balance through adding value to flats along the green fingers.
Education SDO 2. To improve the education and skill of the population								
Health SDO 3. To improve the health of the population	✓	✓	✓	Connectivity through the study area will encourage more walking and cycling and therefore general health in the area.	✓	✓✓	✓✓	Connectivity through the estate will encourage more walking and cycling and therefore general health in the area. Additionally, the environment of the additional green fingers throughout the area should encourage more walking and cycling in the long term.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	0	✓✓	✓✓	The additional connections in the area will reduce the number of dead-ends and make the Aylesbury area more legible (see Safer Streets guidance document). In the short term, construction works will have both negative and positive effects as additional dead ends and confusion may be caused.	x	✓✓	✓✓	The additional connections in the area will reduce the number of dead-ends and make the Aylesbury area more legible (see Safer Streets guidance document). In the short term, construction works will have both negative and positive effects as additional dead ends and confusion may be caused.

Option Description	Street Layout Option 1				Street Layout Option 2			
	Traditional Connections				Connections and Green Fingers			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	✓	✓	New streets and connections inside of the study area will improve inclusion, interaction, and community activity.	0	✓	✓✓	New streets and connections inside of the study area will improve inclusion, interaction, and community activity. Additional green fingers or large streets will provide better spaces in-between buildings for these activities to occur.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	✓	✓✓	✓✓	A more legible layout and local community uses that are easily accessible will encourage more people to walk or cycle and reduce emissions in the long term.	✓	✓✓	✓✓	A more legible layout and local community uses that are easily accessible will encourage more people to walk or cycle and reduce emissions in the long term.
Air Quality SDO 7. To improve the air quality in Southwark	*	✓	✓	A more legible layout and local community uses that are easily accessible will encourage more people to walk or cycle and reduce emissions in the long term. In the short term, air quality could suffer with the amount of demolition and construction traffic.	**	✓	✓	A more legible layout and local community uses that are easily accessible will encourage more people to walk or cycle and reduce emissions in the long term. In the short term, air quality could suffer with the amount of demolition and construction traffic.
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource								

Option Description	Street Layout Option 1				Street Layout Option 2			
	Traditional Connections				Connections and Green Fingers			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Water Resources SDO 9. To encourage sustainable use of water resources								
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils								
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	0	✓✓	✓✓	A more legible layout will encourage a more diverse built environment and therefore better design. The landscape and built edge of the study area will be improved with new connections and streets.	0	✓✓	✓✓	A more legible layout will encourage a more diverse built environment and therefore better design. The landscape and built edge of the study area will be improved with new connections and streets.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	✓	✓	✓	By improving the layout and legibility of the streets within the Aylesbury area a better setting will be created for the neighbouring conservation areas.	✓	✓	✓	By improving the layout and legibility of the streets within the Aylesbury area a better setting will be created for the neighbouring conservation areas.

Option Description	Street Layout Option 1				Street Layout Option 2			
	Traditional Connections				Connections and Green Fingers			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	Additional connections through the area will encourage the movement of wildlife between green spaces, but will not provide green corridors.	✓	✓✓	✓✓	In the long term, the green fingers will provide additional habitats and green connections as well as more social connections for residents who can use the green fingers as public open space.
Flood Risk SDO 14. To reduce vulnerability to flooding	0	0	0	More connections will have little effect on the risk of flooding as the amount of permeable soils will not change.	✓	✓	✓	The green fingers will increase the amount of permeable soil and reduce the risk of flooding.
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	The residential design standards of each flat or house, whether an RSL, private, or shared ownership property, will be of a high standard for every tenant or owner.	✓✓	✓✓	✓✓	The residential design standards of each flat or house, whether an RSL, private, or shared ownership property, will be of a high standard for every tenant or owner.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	✓	✓✓	✓✓	Additional connections in the medium to long term will improve routes to public transport, walking, and cycling and will discourage driving and car ownership.	✓	✓✓	✓✓	Additional connections in the medium to long term will improve routes to public transport, walking, and cycling and will discourage driving and car ownership.

Option	Building Blocks Option 1			
Description	Smaller blocks			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓	✓✓	✓✓	Smaller blocks and residential buildings will be able to evolve gradually over time in reaction to changing lifestyles and changing socio-economic lifestyles in the Aylesbury area.
Education SDO 2. To improve the education and skill of the population				
Health SDO 3. To improve the health of the population	✓	✓	✓	Smaller blocks should improve walking and cycling through the area and encourage local trips (e.g. shopping trips) on foot as opposed to trips by car.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	x	✓✓	✓✓	The development of new smaller blocks will create confusion and might slightly increase crime in the short term. But in the medium and long term, as legibility and permeability are improved across the area, there will be a positive effect on crime and community safety.

Option	Building Blocks Option 1			
	Smaller blocks			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	x	✓✓	✓✓	Creating new smaller blocks may create confusion in the short term, therefore reducing community cohesion. But in the medium and long term legibility and permeability will be improved, therefore encouraging local residents to move around the area and engage in community activities.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	x	✓	✓	Creating new, smaller blocks will encourage more demolition and construction, but in the long term new flats and houses will have better energy standards and the block pattern will encourage more walking, cycling, and use of public transport.
Air Quality SDO 7. To improve the air quality in Southwark	x	✓	✓	Creating new, smaller blocks will encourage more demolition and construction, but in the long term the block pattern will encourage more walking, cycling, and use of public transport, therefore having a positive effect on air quality.
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a	x	✓	✓	Creating new, smaller blocks will encourage more demolition and construction and therefore waste, but in the long term new flats and houses will have better waste management systems integrated into the new buildings.

Option	Building Blocks Option 1			
Description	Smaller blocks			
	Short Term	Medium Term	Long Term	Comments/ Explanation
resource				
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils				
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	0	✓✓	✓✓	The creation of new smaller blocks will improve the legibility and permeability of the area. This will have a positive effect on the quality of the townscape.

Option	Building Blocks Option 1			
Description	Smaller blocks			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	By creating a new smaller grain of development within the Aylesbury area a better setting will be created for neighbouring conservation areas.
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓✓	Smaller blocks will improve access to green spaces in and outside the area.
Flood Risk SDO 14. To reduce vulnerability to flooding				
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓	✓✓	✓✓	The residential design standards of each flat or house, whether an RSL, private, or shared ownership property, will be of a good standard for every tenant or owner in the long term. In the short term, creating new blocks will cause more demolition

Option	Building Blocks Option 1			
Description	Smaller blocks			
	Short Term	Medium Term	Long Term	Comments/ Explanation
				and therefore rehousing in the short term.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	0	✓✓	✓✓	Creating new, smaller blocks will encourage more demolition and construction, but in the long term the block pattern will encourage more walking, cycling, and use of public transport.

Option Description	Building Heights Option 1				Building Heights Option 2				Building Heights				Building Heights Option 4			
	Medium rise				Range of heights				Taller buildings in important places				Taller buildings with landmark buildings			
	Short Term	Medium Term	Long Term	Comments/Explanation	Short Term	Medium Term	Long Term	Comments/Explanation	Short Term	Medium Term	Long Term	Comments/Explanation	Short Term	Medium Term	Long Term	Comments/Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	0	0	0	This option lacks variety with a greater number of flats and a more limited mix of dwellings. The likely socio-economic mix for encouraging wealth creation in the community is therefore also limited. However, local employment may not increase given that there will be a priority on house building before adding retail and workshop units.	0	✓	✓	This option will allow a better range of housing types, but is limited in its socio-economic mix for encouraging wealth creation in the community. This option allows for other land uses such as employment and shopping, which will have a positive effect on employment opportunities and wealth creation.	✓	✓✓	✓✓	This option will allow a better range of housing types, and encourage a wide socio-economic mix with a wide range of housing types. Moreover, this option allows for a wider range of land uses such as employment and shopping, which will have a positive effect on employment opportunities and wealth creation.	✓	✓✓	✓✓	This option will allow a better range of housing types, and encourage a wide socio-economic mix with a wide range of housing types. Moreover, this option allows for a wider range of land uses such as employment and shopping, which will have a positive effect on employment opportunities and wealth creation.
Education SDO 2. To improve the education and skill of the population																
Health SDO 3. To improve the health of the population	✓	✓	✓	Medium rise development should improve walking and cycling through the area and encourage local shopping trips on foot as opposed to trips by car. Few people will have private gardens that can encourage wellbeing and enhancements to open space may not be funded.	✓	✓✓	✓✓	Medium rise development should improve walking and cycling through the area and encourage local shopping trips on foot as opposed to trips by car. More people will have private open spaces and public open spaces will have more funding to encourage leisure activities and exercise.	✓	✓✓	✓✓	Higher density development should improve walking and cycling through the area and encourage local shopping trips on foot as opposed to trips by car. More people will have private open spaces, and taller buildings can increase densities to support local centres that attract customers on foot, and can fund enhancements to Burgess Park and open spaces to encourage exercise.	✓	✓✓	✓✓	Higher density development should improve walking and cycling through the area and encourage local shopping trips on foot as opposed to trips by car. More people will have private open spaces, and taller buildings can increase densities to support local centres that attract customers on foot, and can fund enhancements to Burgess Park and open spaces to encourage exercise.

Option Description	Building Heights Option 1				Building Heights Option 2				Building Heights				Building Heights Option 4			
	Medium rise				Range of heights				Taller buildings in important places				Taller buildings with landmark buildings			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime																
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	✓	✓	There would be less flexibility and many people would be affected by nearby clearance and construction activities in the short term. Many people would need to be rehoused to allow medium-rise development without taller buildings to aid the rehousing process. In the long term, a more diverse mix of homes and people would likely be elusive and most of the flats built would be similar in quality and size.	0	✓	✓✓	There would be less flexibility and many people would be affected by nearby clearance and construction activities in the short term. Many people would need to be rehoused to allow medium-rise development without taller buildings to aid the rehousing process. In the long term, the spread of privately owned and RSL or shared ownership resident will be more even.	✓	✓✓	✓✓	The provision of some taller buildings will provide more flexibility in terms of the phasing and rehousing programme. In addition fewer people would be affected by nearby clearance and construction activities in the short term. In the long term, there will be a likely concentration of private tenants in a few taller buildings along Burgess Park and Thurlow Street.	✓	✓	✓	The provision of some taller buildings will provide more flexibility in terms of the phasing and rehousing programme. In addition fewer people would be affected by nearby clearance and construction activities in the short term. In the long term, there will be a likely concentration of private tenants in a few taller buildings along Burgess Park and Thurlow Street.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	x	✓	✓	All new blocks, whether low rise, medium rise of high rise, will be constructed to adhere to all necessary energy standards,	x	✓	✓	All new blocks, whether low rise, medium rise of high rise, will be constructed to adhere to all necessary energy standards,	x	✓✓	✓✓	All new blocks, whether low rise, medium rise of high rise, will be constructed to adhere to all necessary energy standards. In addition, taller buildings could better support a combined heat and power system and harness local wind energy opportunities	x	✓✓	✓✓	All new blocks, whether low rise, medium rise of high rise, will be constructed to adhere to all necessary energy standards. In addition, taller buildings could better support a combined heat and power system and harness local wind energy opportunities
Air Quality SDO 7. To improve the air quality in Southwark	x	✓	✓	There will be a negative impact upon air quality, especially during the demolition and construction phase.	x	✓	✓	There will be a negative impact upon air quality, especially during the demolition and construction phase.	x	✓✓	✓✓	There will be a negative impact upon air quality, especially during the demolition and construction phase.	x	✓✓	✓✓	There will be a negative impact upon air quality, especially during the demolition and construction phase.

Option	Building Heights Option 1				Building Heights Option 2				Building Heights				Building Heights Option 4			
	Description				Range of heights				Taller buildings in important places				Taller buildings with landmark buildings			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource																
Water Resources SDO 9. To encourage sustainable use of water resources																
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils																
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	0	✓	✓	This option will result in a largely uniform height across the study area, and will therefore lack variation or interest. The positive effect on the quality of the townscape will therefore be limited. The overall number of dwellings may also be reduced, and as a result there may be limited funding for open spaces and parks – the quality of the landscape will therefore not be maximised.	0	✓✓	✓✓	This option will provide a greater variation in building heights across the study area, therefore adding character and interest to the townscape. More homes may also be provided in comparison to option 1, therefore ensuring greater contributions to the funding of open spaces and parks – the quality of the landscape will therefore be enhanced.	0	✓✓	✓✓	This option will provide a greater variation in building heights across the study area, therefore adding character and interest to the townscape. More homes may also be provided, therefore ensuring greater contributions to the funding of open spaces and parks – the quality of the landscape will therefore be enhanced. Tall buildings marking important locations, if well designed, will further contribute to the quality of the townscape.	0	✓✓	✓✓	This option will provide a greater variation in building heights across the study area, therefore adding character and interest to the townscape. More homes may also be provided, therefore ensuring greater contributions to the funding of open spaces and parks – the quality of the landscape will therefore be enhanced. Landmark buildings and taller buildings, if well designed, will contribute to the quality of the townscape.

Option	Building Heights Option 1				Building Heights Option 2				Building Heights				Building Heights Option 4			
	Description				Range of heights				Taller buildings in important places				Taller buildings with landmark buildings			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	x	x	x	This option will result in a largely uniform height across the study area. It will be more difficult, therefore, to have lower rise blocks adjacent to the neighbouring conservation areas. This may have a negative impact on the character and setting of the conservation areas.	0	✓	✓	This option will allow for a greater variation in building heights across the study area. This will also mean that a greater range of housing types can be provided, including apartments and family housing. Low rise family housing could be provided adjacent to conservation areas, therefore respecting and enhancing the character and setting.	0	✓	✓✓	By providing taller building in important locations within the study area, there is more scope to provide lower rise family housing adjacent to established residential areas and conservation areas. This will have a positive impact in terms of the conservation of the historic environment.	0	✓	✓	By providing taller buildings at valuable locations within the study area, there is more scope to provide lower rise family housing adjacent to established residential areas and conservation areas. This will have a positive impact in terms of the conservation of the historic environment.
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	0	0	This option will result in a largely uniform building height across the study area. This uniform height will limit the variation of housing types. As a result, there may be fewer family houses with private gardens. The overall number of dwellings may also be reduced, and therefore there may be limited funding for open spaces and parks.	0	✓✓	✓✓	This option will allow for a greater variation in building heights across the study area. This will also mean that a greater range of housing types can be provided, including family housing with private gardens. More homes may also be provided in comparison to option 1, therefore ensuring greater contributions to the funding of open spaces and parks. The provision of more and better quality open spaces will encourage biodiversity.	0	✓	✓	By providing taller building in important locations, there is more scope to provide lower rise family housing with private gardens. Greater contributions may also be available for the funding of open spaces and parks, therefore benefiting biodiversity. However, a lower proportion of residents will have access to private open spaces in the tall buildings.	0	✓	✓	By providing taller buildings and landmarks at valuable locations, there is more scope to provide lower rise family housing with private gardens. Greater contributions may also be available for the funding of open spaces and parks, therefore benefiting biodiversity. However, a lower proportion of residents will have access to private open spaces in the tall buildings.
Flood Risk SDO 14. To reduce vulnerability to flooding																

Option	Building Heights Option 1				Building Heights Option 2				Building Heights				Building Heights Option 4			
	Medium rise				Range of heights				Taller buildings in important places				Taller buildings with landmark buildings			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	The residential design standards of each block, whether low rise, medium rise or high rise, will be of a high standard.	✓✓	✓✓	✓✓	The residential design standards of each block, whether low rise, medium rise or high rise, will be of a high standard.	✓✓	✓✓	✓✓	The residential design standards of each block, whether low rise, medium rise or high rise, will be of a high standard.	✓✓	✓✓	✓✓	The residential design standards of each block, whether low rise, medium rise or high rise, will be of a high standard.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	The new housing densities will encourage more walking, cycling, and use of public transport. However, the options do not recognise that increasing densities can encourage additional transport provision.	✓	✓✓	✓✓	This option will allow for a greater range of building heights across the study area. Heights will therefore increase along good public transport routes, encouraging residents to use sustainable modes of transport, including walking and cycling.	✓	✓✓	✓✓	This option encourages the provision of two taller buildings at either end of Thurlow Street, where public transport accessibility is good. This will encourage more residents to use sustainable modes of transport, including walking and cycling.	✓	✓✓	✓✓	This option encourages the provision of taller buildings in areas where public transport accessibility is good. This will encourage more residents to use sustainable modes of transport, including walking and cycling.

Option	Aylesbury's Network of Open Spaces			
Description	Based on Burgess Park Options 2-5, Surrey Square Option 1, Biodiversity Option 1 and Sports and Leisure Option 2			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓	✓	✓	This option will improve the quality of open spaces and add fitness and leisure facilities. This will widen interest and use of the Parks, Open Spaces and sports and leisure facilities in the masterplan area from a wider catchment, and therefore potential homebuyers.
Education SDO 2. To improve the education and skill of the population	✓✓	✓✓	✓✓	This option will add environmental and educational facilities in Burgess Park that will widen interest and use of the Park from a wider area, with educational value for residents and schoolchildren.
Health SDO 3. To improve the health of the population	✓✓	✓✓	✓✓	More recreational green space and sports pitches will be added to encourage sport and exercise.

Option	Aylesbury's Network of Open Spaces			
Description	Based on Burgess Park Options 2-5, Surrey Square Option 1, Biodiversity Option 1 and Sports and Leisure Option 2			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime				
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	Improvements to the open spaces will increase use by the community.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	✓	✓	✓	This option will add environmental and educational facilities and be a source of renewable energy, including solar, geothermal, wind generators, or combined heat and power systems.
Air Quality SDO 7. To improve the air quality in Southwark	✓	✓	✓	This option will add environmental and educational facilities on environmental issues and planting is proposed to provide some air cleaning benefit.

Option	Aylesbury's Network of Open Spaces			
Description	Based on Burgess Park Options 2-5, Surrey Square Option 1, Biodiversity Option 1 and Sports and Leisure Option 2			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource	✓	✓	✓	This option will add environmental and educational facilities and minimise waste emerging from use of resources.
Water Resources SDO 9. To encourage sustainable use of water resources	✓	✓	✓	This option will add environmental and educational facilities and a lake that can be used to minimise water use with projects such as grey water recycling.
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	✓✓	✓✓	✓✓	Extensive relandscaping and provision of new habitats with a range of plantlife will maximise improvements in soil quality.

Option	Aylesbury's Network of Open Spaces			
Description	Based on Burgess Park Options 2-5, Surrey Square Option 1, Biodiversity Option 1 and Sports and Leisure Option 2			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	This option will create a radically changed setting including gardens, planted pathways, a lake, and a new undulating typography in which community buildings with a novel architectural design can be located.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	In the long term the improved open spaces will become an asset and enhance the landscape setting of these conservation areas.

Option	Aylesbury's Network of Open Spaces			
Description	Based on Burgess Park Options 2-5, Surrey Square Option 1, Biodiversity Option 1 and Sports and Leisure Option 2			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	New open spaces in the estate will provide extensive new habitats, but much of this land will not be available for recreational use.
Flood Risk SDO 14. To reduce vulnerability to flooding	0	0	0	The option is not anticipated to have a significant effect on flood risk.
Housing SDO 15. To provide everyone with the opportunity to live in a decent home				

Option	Aylesbury's Network of Open Spaces			
Description	Based on Burgess Park Options 2-5, Surrey Square Option 1, Biodiversity Option 1 and Sports and Leisure Option 2			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option Description	Burgess Park Option 1			
	Minimum intervention			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	0	0	0	This option does not maximise the value of new development in direct economic terms as the park itself does not improve.
Education SDO 2. To improve the education and skill of the population	0	0	0	The park does not change and there is no effect on education or skills.
Health SDO 3. To improve the health of the population	0	0	0	The park does not change and there is no effect on health.

Option	Burgess Park Option 1			
Description	Minimum intervention			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime				
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	0	0	The park does not change and there is no effect on community cohesion.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	0	0	0	The park does not change and there is no effect on energy efficiency.
Air Quality SDO 7. To improve the air quality in Southwark	0	0	0	The park does not change and there is no effect on air quality.

Option	Burgess Park Option 1			
Description	Minimum intervention			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource	0	0	0	The park does not change and there is no effect on waste production.
Water Resources SDO 9. To encourage sustainable use of water resources	0	0	0	The park does not change and there is no effect on water resources.
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	0	0	0	The park does not change and there is no effect on soil quality.

Option	Burgess Park Option 1			
Description	Minimum intervention			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	0	0	0	The park does not change and there is no effect on the landscape.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	0	0	0	The park does not change and there is no effect on the existing historic environment to the east of the park.

Option	Burgess Park Option 1			
Description	Minimum intervention			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	0	0	The park does not change and there is no effect on the open space or biodiversity.
Flood Risk SDO 14. To reduce vulnerability to flooding	0	0	0	The park does not change and there is no effect on water or flood risk.
Housing SDO 15. To provide everyone with the opportunity to live in a decent home				

Option	Burgess Park Option 1			
Description	Minimum intervention			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option	Surrey Square Option 2			
Description	Transformation			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation				
Education SDO 2. To improve the education and skill of the population				
Health SDO 3. To improve the health of the population				
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime				

Option	Surrey Square Option 2			
Description	Transformation			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion				
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change				
Air Quality SDO 7. To improve the air quality in Southwark				
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				

Option	Surrey Square Option 2			
Description	Transformation			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	0	✓	✓	New soil will be necessary to achieve an improved internal layout and provision of new habitats in the square.
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓	✓	✓	Some of the square can be used as an early rehousing site to enable the smooth delivery of the phasing plan and the overall urban design goals of the area.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				

Option	Surrey Square Option 2			
Description	Transformation			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	x	x	x	Some of the square can be used as an early rehousing site to enable the smooth delivery of the phasing plan – this will harm the short term biodiversity of the area. However, the design of the new square along with new open spaces in the area will re-provide these habitats.
Flood Risk SDO 14. To reduce vulnerability to flooding				
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	Some of the square can be used as an early rehousing sites to enable the smooth delivery of the phasing plan.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option	Biodiversity Option 2			
Description	Maximising biodiversity			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation				
Education SDO 2. To improve the education and skill of the population				
Health SDO 3. To improve the health of the population	✓	✓	✓	Fewer playing fields will be added, but new planting and landscaped areas will encourage more walking as a leisure activity.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime				

Option	Biodiversity Option 2			
Description	Maximising biodiversity			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion				
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change				
Air Quality SDO 7. To improve the air quality in Southwark				
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				

Option	Biodiversity Option 2			
Description	Maximising biodiversity			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	✓✓	✓✓	✓✓	Extensive relandscaping and provision of new habitats with a range of plantlife will maximise improvements in soil quality.
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape				
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				

Option	Biodiversity Option 2			
Description	Maximising biodiversity			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	✓	✓	✓	New open spaces in the estate will provide extensive new habitats, but much of this land will not be available for recreational use.
Flood Risk SDO 14. To reduce vulnerability to flooding				
Housing SDO 15. To provide everyone with the opportunity to live in a decent home				
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option	Transport Option 1				Transport Option 2				Transport Option 3			
	Promoting walking and cycling				Designing Streets as attractive public spaces				Enhanced Public Transport			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation												
Education SDO 2. To improve the education and skill of the population												
Health SDO 3. To improve the health of the population	x	✓	✓✓	Streets will be designed to facilitate pedestrian and cycle movement. This will promote healthy living. In the short term the construction activity may discourage walking within the area.	x	✓	✓✓	Creates more opportunities for physical activities promoting healthy living in the medium to long term. In the short term on-going construction may have a negative impact with reduced walking/cycling and reduced air quality.	x	0	✓	Providing enhanced public transport will improve air quality and may have an indirect positive impact in the long-term health of the population. In the short-term the air quality may deteriorate with on-going construction.

Option	Transport Option 1			Transport Option 2			Transport Option 3					
Description	Promoting walking and cycling			Designing Streets as attractive public spaces			Enhanced Public Transport					
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	0	✓	✓	The option will create an environment that is safe for both pedestrians and cyclists. 'Safe routes to schools' will further facilitate pedestrian and cyclist safety.	0	✓	✓✓	A safer environment will be created with better lighting and animated active streetscape.				
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	✓✓	✓✓	Streets will be designed to facilitate movement for those with restricted mobility. It extends the range of leisure facilities by providing improved facilities for cyclists and pedestrians.	✓	✓✓	✓✓	A better street environment designed for people to spend time relaxing/people watching will facilitate more community interaction in the medium to long term.				
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	x	✓	✓✓	Encourages a reduction in journeys made by car. In the short term with on-going construction activities, there may be an increase in vehicular movements.	x	✓	✓✓	Encourages a reduction in journeys made by car. In the short term with on-going construction activities, there may be an increase in vehicular movements.	x	✓	✓✓	Increased use of public transport and less use of cars will reduce emission of green house gases.
Air Quality SDO 7. To improve the air quality in Southwark	x	✓	✓	A more legible layout and local community uses that are easily accessible will encourage more people to walk or cycle and reduce emissions in the long term. In the short term, air quality could suffer with the amount of demolition and construction traffic.	x	✓	✓	A more legible layout and local community uses that are easily accessible will encourage more people to walk or cycle and reduce emissions in the long term. In the short term, air quality could suffer with the amount of demolition and construction traffic.	0	✓	✓✓	Increased use of public transport will improve air quality in medium to long term.

Option	Transport Option 1				Transport Option 2				Transport Option 3			
Description	Promoting walking and cycling				Designing Streets as attractive public spaces				Enhanced Public Transport			
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource												
Water Resources SDO 9. To encourage sustainable use of water resources												
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils												
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	x	✓	✓✓	Develops a network of well-connected high quality streets. This will improve the quality of townscape.	x	✓	✓✓	Streets are designed as public spaces using high quality material. This will have a positive impact on the townscape in medium to long-term. In the short term the increased construction activity may have a temporary adverse impact on the quality of the townscape.	0	✓	✓	This will improve pedestrian connections to bus/tram stops positively impacting on connections between spaces that make up the public domain.

Option	Transport Option 1				Transport Option 2				Transport Option 3			
Description	Promoting walking and cycling				Designing Streets as attractive public spaces				Enhanced Public Transport			
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets					✓	✓	✓	By creating high quality well-designed streets, this will interact positively with nearby/adjoining conservation areas.				
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	✓	✓	Additional connections through the study area will encourage the movement of wildlife between green spaces, but will not provide green corridors.	0	✓	✓	Additional connections through the study area will encourage the movement of wildlife between green spaces, but will not provide green corridors.				
Flood Risk SDO 14. To reduce vulnerability to flooding	0	0	0	More connections will have little effect on the risk of flooding as the amount of permeable soils will not change.	0	0	0	More connections will have little effect on the risk of flooding as the amount of permeable soils will not change.	0	0	0	Improves public transport along existing transport routes therefore will not have any impact on the risk of flooding.
Housing SDO 15. To provide everyone with the opportunity to live in a decent home												

Option	Transport Option 1				Transport Option 2				Transport Option 3			
Description	Promoting walking and cycling				Designing Streets as attractive public spaces				Enhanced Public Transport			
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	0	✓	✓✓	Additional connections in the medium to long term will improve routes to public transport, walking, and cycling and will discourage driving and car ownership.	0	✓	✓✓	Creating a better street environment will encourage more cycle and pedestrian movement. This will in the long-term reduce driving and car ownership.	✓	✓✓	✓✓	Supports future transport improvements and provides enhancement to existing public transport. This will have an increasingly beneficial impact on sustainable transport from the short to long term.

Option Description	Tram Option 1				Tram Option 2				Tram Option 3			
	Thurlow - Chandler				Thurlow - Albany - Wells				Thurlow - Beaconsfield - Wells			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	0	0	✓✓	A more attractive and improved public transport system will help reduce disparity with surrounding areas in London. The implementation of the tram is only likely in the long-term therefore there is no impact in the short to medium term.	0	0	✓✓	A more attractive and improved public transport system will help reduce disparity with surrounding areas in London. The implementation of the tram is only likely in the long-term therefore there is no impact in the short to medium term.	0	0	✓✓	A more attractive and improved public transport system will help reduce disparity with surrounding areas in London. The implementation of the tram is only likely in the long-term therefore there is no impact in the short to medium term.
Education SDO 2. To improve the education and skill of the population												
Health SDO 3. To improve the health of the population	0	0	✓	Providing enhanced public transport will improve air quality and may have an indirect positive impact in the long-term on the health of the population.	0	0	✓	Providing enhanced public transport will improve air quality and may have an indirect positive impact in the long-term on the health of the population.	0	0	✓	Providing enhanced public transport will improve air quality and may have an indirect positive impact in the long-term on the health of the population.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime												

Option Description	Tram Option 1				Tram Option 2				Tram Option 3			
	Thurlow - Chandler				Thurlow - Albany - Wells				Thurlow - Beaconsfield - Wells			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	0	✓	The tram will provide a more attractive form of transport to people with disabilities.	0	0	✓	The tram will provide a more attractive form of transport to people with disabilities.	0	0	✓	The tram will provide a more attractive form of transport to people with disabilities.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	0	0	✓	The tram will encourage use of public transport. Increased use of public transport and less use of cars will reduce emission of green house gases.	0	0	✓	The tram will encourage use of public transport. Increased use of public transport and less use of cars will reduce emission of green house gases.	0	0	✓	The tram will encourage use of public transport. Increased use of public transport and less use of cars will reduce emission of green house gases.
Air Quality SDO 7. To improve the air quality in Southwark	0	0	✓	Reduced car journeys as more people use the tram will contribute towards improving air quality in the long-term.	0	0	✓	Reduced car journeys as more people use the tram will contribute towards improving air quality in the long-term.	0	0	✓	Reduced car journeys as more people use the tram will contribute towards improving air quality in the long-term.
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource	0	0	x	This option creates a new route for the tram within Burgess Park. It also may be necessary to move Wells Way next to the tram tracks. This is likely to increase the amount of construction waste.	0	0	✓	The tram route runs along existing streets. This will minimise the amount of construction waste generated.	0	0	x	This option creates the tram link along the Beaconsfield Road and creates a new link running south from Michael Faraday School. Therefore this is likely to generate more construction waste.

Option Description	Tram Option 1				Tram Option 2				Tram Option 3			
	Thurlow - Chandler				Thurlow - Albany - Wells				Thurlow - Beaconsfield - Wells			
	Short Term	Medium Term	Long Term	Comments/Explanation	Short Term	Medium Term	Long Term	Comments/Explanation	Short Term	Medium Term	Long Term	Comments/Explanation
Water Resources SDO 9. To encourage sustainable use of water resources												
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils												
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	0	0	✓	The tram will provide a more attractive connection within the Aylesbury area and beyond. This will have a positive impact on the quality of the townscape in the long-term.	0	0	✓	The tram will provide a more attractive connection within the Aylesbury area and beyond. This will have a positive impact on the quality of the townscape in the long-term.	0	0	✓✓	This option will bring the tram to the heart of the redeveloped Aylesbury area and therefore would be most beneficial to the quality of the townscape in the long term.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets												

Option Description	Tram Option 1				Tram Option 2				Tram Option 3			
	Thurlow - Chandler				Thurlow - Albany - Wells				Thurlow - Beaconsfield - Wells			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	0	*	Construction of the tram link is expected to happen in the later stages of the Area Action Plan. This would have a temporary negative impact on Burgess Park during construction. This route runs through the green space currently used for pitches. In order to counter this Wells Way might be removed and replaced with a route running alongside the tram. This will cause disruption to sports and open space uses and may adversely affect biodiversity during construction.	0	0	0	The route runs along existing streets and is not likely to cause any significant disruption to open space uses.	0	0	0	This route will not have any negative impact on open space. It runs along existing routes within Burgess Park.
Flood Risk SDO 14. To reduce vulnerability to flooding												
Housing SDO 15. To provide everyone with the opportunity to live in a decent home												

Option Description	Tram Option 1				Tram Option 2				Tram Option 3			
	Thurlow - Chandler				Thurlow - Albany - Wells				Thurlow - Beaconsfield - Wells			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	0	0	✓✓	The tram will provide a much more attractive and direct mode of transport into central London. This will encourage greater use of public transport and less reliance on car and will have significant benefits on sustainable transport in the long term.	0	0	✓✓	The tram will provide a much more attractive and direct mode of transport into central London. This will encourage greater use of public transport and less reliance on car and will have significant benefits on sustainable transport in the long term.	0	0	✓✓	The tram will provide a much more attractive and direct mode of transport into central London. This will encourage greater use of public transport and less reliance on car and will have significant benefits on sustainable transport in the long term.

Option	Car Parking Option 1			
Description	Lower than existing car ownership with car free areas			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation				
Education SDO 2. To improve the education and skill of the population				
Health SDO 3. To improve the health of the population	0	✓	✓	Reducing the use of cars will contribute towards improving air quality which could have a positive impact on health. This option also encourages a healthier environment by providing more outdoor space for children to play.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	0	✓	✓	Car free areas will create quiet and safe neighbourhoods, improving road safety and safer environment for children to play on the streets.

Option	Car Parking Option 1			
Description	Lower than existing car ownership with car free areas			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	✓	✓	There will be priority spaces for homes with wheelchair access. Creates more outdoor space for children to play.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	0	✓	✓	Reducing the use of cars will contribute towards reducing emissions in the medium to long term.
Air Quality SDO 7. To improve the air quality in Southwark	0	✓	✓	Reducing the use of cars will contribute towards improving air quality in the medium to long term.
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				

Option	Car Parking Option 1			
Description	Lower than existing car ownership with car free areas			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils				
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	0	✓	✓✓	Will create safe and quiet neighbourhood, which will improve the quality of the townscape in the medium to long term.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				

Option	Car Parking Option 1			
Description	Lower than existing car ownership with car free areas			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	✓	✓✓	Creating car free zones will encourage the provision of more open space/play areas.
Flood Risk SDO 14. To reduce vulnerability to flooding				
Housing SDO 15. To provide everyone with the opportunity to live in a decent home				
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	0	✓	✓✓	Providing for lower car ownership levels and encouraging car-free development will encourage increasing use non-car modes.

Option	Community: Enhanced Social and Economic Opportunities			
Description	Centralising facilities. Based on Local Services Option 2 linked with a range of other options which are based on Business and Employment Support Option 2, New Employment Accommodation Option 2, Health Provision Option 1, Health Standards Option 1, Education Options 1 to 4, Arts and Culture Option 2, Shopping Option 1 and elements of Shopping Option 2.			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓	✓✓	✓✓	This will encourage growth of local employment and will provide opportunity for local shops/small scale enterprise to be set up.
Education SDO 2. To improve the education and skill of the population	✓✓	✓✓	✓✓	This option will promote vocational and training skills and will promote and will further the progress being made in improving education and learning at all age groups.
Health SDO 3. To improve the health of the population	✓✓	✓✓	✓✓	Better access to health services will reduce the number of long term disabled and resolve physical and mental health problems that are a barrier to personal well-being.

Option	Community: Enhanced Social and Economic Opportunities			
Description	Centralising facilities. Based on Local Services Option 2 linked with a range of other options which are based on Business and Employment Support Option 2, New Employment Accommodation Option 2, Health Provision Option 1, Health Standards Option 1, Education Options 1 to 4, Arts and Culture Option 2, Shopping Option 1 and elements of Shopping Option 2.			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	✓	✓✓	✓✓	Better health services will reduce the number of long term mental health problems that are a barrier to reducing crime.
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	✓✓	✓✓	Improvements to and increasing the provision of social infrastructure will increase use by the local community.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	0	✓	✓	Locating key facilities within easy walking/cycling distance will contribute towards lower emissions.
Air Quality SDO 7. To improve the air quality in Southwark	0	✓	✓	Locating key facilities within easy walking/cycling distance will contribute towards improving air quality.

Option	Community: Enhanced Social and Economic Opportunities			
Description	Centralising facilities. Based on Local Services Option 2 linked with a range of other options which are based on Business and Employment Support Option 2, New Employment Accommodation Option 2, Health Provision Option 1, Health Standards Option 1, Education Options 1 to 4, Arts and Culture Option 2, Shopping Option 1 and elements of Shopping Option 2.			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils				
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓	✓✓	✓✓	Centralising facilities will create vibrant streets which will improve the townscape of the Aylesbury area.

Option	Community: Enhanced Social and Economic Opportunities			
Description	Centralising facilities. Based on Local Services Option 2 linked with a range of other options which are based on Business and Employment Support Option 2, New Employment Accommodation Option 2, Health Provision Option 1, Health Standards Option 1, Education Options 1 to 4, Arts and Culture Option 2, Shopping Option 1 and elements of Shopping Option 2.			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	✓	✓✓	✓✓	Improved access to high quality sports and leisure facilities will improve health in the long term.
Flood Risk SDO 14. To reduce vulnerability to flooding				

Option	Community: Enhanced Social and Economic Opportunities			
Description	Centralising facilities. Based on Local Services Option 2 linked with a range of other options which are based on Business and Employment Support Option 2, New Employment Accommodation Option 2, Health Provision Option 1, Health Standards Option 1, Education Options 1 to 4, Arts and Culture Option 2, Shopping Option 1 and elements of Shopping Option 2.			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	Improved residential design standards that will solve over-crowding problems will result in healthier residents.
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	By clustering facilities together at key focus points rather than spreading them out we are increasing convenience and access promoting sustainable modes of transport.

Option	Local Services Option 1			
Description	Dispersed			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	0	✓	x	This will provide opportunity for local shops/small scale enterprise to be set up in the medium term but these may not be sustained in the long term as shops and services on their own would struggle and the range of facilities will be limited.
Education SDO 2. To improve the education and skill of the population				
Health SDO 3. To improve the health of the population	0	0	x	Dotting facilities around will mean that it will be more difficult to walk from one to the other facility easily.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime				

Option	Local Services Option 1			
Description	Dispersed			
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	✓	✓✓	This will provide community facilities within easy reach of people's homes.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	0	0	✓	Locating key facilities within easy walking/cycling distance will contribute towards lower emissions.
Air Quality SDO 7. To improve the air quality in Southwark	0	0	✓	Locating key facilities within easy walking/cycling distance will contribute towards improving air quality.
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				

Option	Local Services Option 1			
Description	Dispersed			
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils				
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	0	x	x	As facilities will be dispersed this option will not support an attractive animated built environment.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				

Option	Local Services Option 1			
Description	Dispersed			
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity				
Flood Risk SDO 14. To reduce vulnerability to flooding				
Housing SDO 15. To provide everyone with the opportunity to live in a decent home				
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	0	x	x	Since facilities will be dispersed, some facilities will be close to people's homes but it may be difficult to walk from one facility to the other. This could encourage movement by car in the medium to long term.

Option	Business and Employment Option 1			
Description	Agency Relocation			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	0	✓	✓✓	This will encourage growth of local employment.
Education SDO 2. To improve the education and skill of the population	0	✓	✓✓	This will promote vocational and training skills.
Health SDO 3. To improve the health of the population				
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime				

Option	Business and Employment Option 1			
Description	Agency Relocation			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	✓	✓	Could provide a permanent employment and business support service within the area thereby improving access to a high quality accessible community facility.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	0	✓	✓	Brings support service close to people thereby minimising the need to travel by car which will contribute to reducing emissions.
Air Quality SDO 7. To improve the air quality in Southwark	0	✓	✓	Brings support service close to people thereby minimising the need to travel by car which will contribute to improving air quality.
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				

Option	Business and Employment Option 1			
Description	Agency Relocation			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils				
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape				
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				

Option	Business and Employment Option 1			
Description	Agency Relocation			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity				
Flood Risk SDO 14. To reduce vulnerability to flooding				
Housing SDO 15. To provide everyone with the opportunity to live in a decent home				
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	0	✓	✓	Brings the support agency in close proximity to users thereby minimising the need to travel by car.

Option	Local Economic Benefits Option 1				Local Economic Benefits Option 2			
	Local Procurement				Local employment and training			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	Local businesses will immediately benefit from goods and services contracts and will become stronger and more competitive companies in the long term.	✓✓	✓✓	✓✓	Local people will benefit from commitments to employ nearby residents in construction and other related tasks. These new experiences, training, and skills will improve employment chances of local residents.
Education SDO 2. To improve the education and skill of the population	✓	✓	✓✓	Local businesses will immediately benefit from goods and services contracts in the short term for services that they can already provide, and will become stronger and more competitive companies in the long term.	✓✓	✓✓	✓✓	Local people will benefit from commitments to employ and train nearby residents in construction and other related tasks. These new experiences, training, and skills will improve employment chances of local residents.
Health SDO 3. To improve the health of the population								

Option	Local Economic Benefits Option 1				Local Economic Benefits Option 2			
	Local Procurement				Local employment and training			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime								
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion								
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change								
Air Quality SDO 7. To improve the air quality in Southwark								

Option	Local Economic Benefits Option 1				Local Economic Benefits Option 2			
	Local Procurement				Local employment and training			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource								
Water Resources SDO 9. To encourage sustainable use of water resources								
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils								
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape								

Option	Local Economic Benefits Option 1				Local Economic Benefits Option 2			
	Local Procurement				Local employment and training			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets								
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity								
Flood Risk SDO 14. To reduce vulnerability to flooding								
Housing SDO 15. To provide everyone with the opportunity to live in a decent home								

Option	Local Economic Benefits Option 1				Local Economic Benefits Option 2			
Description	Local Procurement				Local employment and training			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car								

Option	New Employment Accommodation Option 1				New Employment Accommodation Option 3			
	Central incubator				Incubator and grow-on			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓	✓	✓	Incubator space will have small units that will support small start-up entrepreneurs and businesses.	✓	✓✓	✓✓	Incubator space will have small units that will support small start-up entrepreneurs and businesses. In the long term, grow-on spaces will keep businesses in the area as they grow and offer more and different kinds of jobs in the area.
Education SDO 2. To improve the education and skill of the population								
Health SDO 3. To improve the health of the population								
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime								

Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	Incubator space will have small units that will support small start-up entrepreneurs and businesses that originate from nearby residents.	✓	✓✓	✓✓	Incubator space will have small units that will support small start-up entrepreneurs and businesses that originate from nearby residents. In the long term, grow-on spaces will keep businesses in the area as they grow and the offer of jobs will be able to change with the socio-economic profile of residents.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change								
Air Quality SDO 7. To improve the air quality in Southwark								
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource								

Water Resources SDO 9. To encourage sustainable use of water resources								
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils								
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	All business spaces will be well-designed and well-integrated into the wider residential and retail uses in the Aylesbury area.	✓✓	✓✓	✓✓	All business spaces will be well-designed and well-integrated into the wider residential and retail uses in the Aylesbury area.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets								
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity								

Flood Risk SDO 14. To reduce vulnerability to flooding								
Housing SDO 15. To provide everyone with the opportunity to live in a decent home								
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	Local businesses spaces will reduce the number of trips needed for local residents to travel to other parts of London to work. However, people coming to the area to work will not be able to travel on high-frequency public transport to the heart of the Aylesbury area unless the tram is built through the heart of the study area.	✓	✓	✓	Local businesses spaces will reduce the number of trips needed for local residents to travel to other parts of London to work. However, people coming to the area to work will not be able to travel on high-frequency public transport to the heart of the Aylesbury area unless the tram is built through the heart of the study area.

Option	Sports and Leisure Option 1			
Description	Facilities in estate			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation				
Education SDO 2. To improve the education and skill of the population				
Health SDO 3. To improve the health of the population	✓	✓	✓	A network of informal play areas that are spread through the study area will encourage many children to play near their homes, but lifelong opportunities to exercise are neglected.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	A network of informal play areas that are spread through the estate will encourage many children to play near their homes and improve surveillance and security.

Option	Sports and Leisure Option 1			
Description	Facilities in estate			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	A network of informal play areas that are spread through the estate will encourage many children to play near their homes and will improve community cohesion.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change				
Air Quality SDO 7. To improve the air quality in Southwark				
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				

Option	Sports and Leisure Option 1			
Description	Facilities in estate			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	0	0	0	This option will involve more hard surfaces for play areas and will not have an effect.
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓	✓	✓	Play areas will provide local foci for gathering if they are well-design and well-overlooked.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				

Option	Sports and Leisure Option 1			
Description	Facilities in estate			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	x	x	x	This option will involve more hard surfaces for play areas and have a somewhat negative effect on biodiversity.
Flood Risk SDO 14. To reduce vulnerability to flooding	x	x	x	This option will involve more hard surfaces for play areas and have a somewhat negative effect on flood risk.
Housing SDO 15. To provide everyone with the opportunity to live in a decent home				
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option	Arts and Culture Option 1			
Description	Maximise access to outside opportunities			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓	✓✓	✓✓	Significant facilities at Elephant and Castle will attract a large amount of investment in the wider area and attract a wider socio-economic spread of potential buyers of flats in the Aylesbury Estate area.
Education SDO 2. To improve the education and skill of the population	✓	✓	✓	Significant facilities at Elephant and Castle will provide a London-wide arts resource that can be used by local school children and businesses.
Health SDO 3. To improve the health of the population				
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime				

Option	Arts and Culture Option 1			
Description	Maximise access to outside opportunities			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	Significant facilities at Elephant and Castle will attract a diverse socio-economic spread of potential buyers of flats in the Aylesbury Estate area. However, the facilities will not be oriented towards the residents of the Aylesbury area.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change				
Air Quality SDO 7. To improve the air quality in Southwark				
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource				

Option	Arts and Culture Option 1			
Description	Maximise access to outside opportunities			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Water Resources SDO 9. To encourage sustainable use of water resources				
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils				
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape				
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets				

Option	Arts and Culture Option 1			
Description	Maximise access to outside opportunities			
	Short Term	Medium Term	Long Term	Comments/ Explanation
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity				
Flood Risk SDO 14. To reduce vulnerability to flooding				
Housing SDO 15. To provide everyone with the opportunity to live in a decent home				
Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car				

Option	Phasing 1				Phasing 2				Phasing 3			
	No special sites				Surrey Square with Thurlow focus				Surrey Square with Burgess Park focus			
Description	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	The number of new privately owned homes will encourage new investment in both residential and retail units in the Aylesbury area.	✓✓	✓✓	✓✓	The number of new privately owned homes will encourage new investment in both residential and retail units in the Aylesbury area.	✓✓	✓✓	✓✓	The number of new privately owned homes will encourage new investment in both residential and retail units in the Aylesbury area.
Education SDO 2. To improve the education and skill of the population	✓✓	✓✓	✓✓	Educational improvements, including the 'world gardens', Burgess Park, and new school buildings will raise skills and educational attainment.	✓✓	✓✓	✓✓	Educational improvements, including the 'world gardens', Burgess Park, and new school buildings will raise skills and educational attainment.	✓✓	✓✓	✓✓	Educational improvements, including the 'world gardens', Burgess Park, and new school buildings will raise skills and educational attainment.
Health SDO 3. To improve the health of the population	0	✓	✓✓	Health will improve through new walking and cycling links and better quality residential building standards, but building work might cause respiratory problems in the construction phase.	0	✓✓	✓✓	Health will improve through new walking and cycling links and better quality residential building standards, but building work might cause respiratory problems in the construction phase.	0	✓✓	✓✓	Health will improve through new walking and cycling links and better quality residential building standards, but building work might cause respiratory problems in the construction phase.

Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	x	x	✓✓	Crime and community safety will improve through new walking and cycling links that will be legible and therefore reduce the fear of crime, but moving streets and re-forming blocks might cause some problems in the construction phase.	x	0	✓✓	Crime and community safety will improve through new walking and cycling links that will be legible and therefore reduce the fear of crime, but moving streets and re-forming blocks might cause some problems in the construction phase.	x	✓	✓✓	Crime and community safety will improve through new walking and cycling links that will be legible and therefore reduce the fear of crime, but moving streets and re-forming blocks might cause some problems in the construction phase.
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	✓	✓✓	High quality community facilities will be provided in the long term along with new leisure and cultural buildings inside of the redeveloped Aylesbury Estate.	x	✓	✓✓	High quality community facilities will be provided in the long term along with new leisure and cultural buildings inside of the redeveloped Aylesbury Estate. However, some of the open space at Surrey Square will be lost in the short term and later re-provided in new green fingers and open spaces.	x	✓	✓✓	High quality community facilities will be provided in the long term along with new leisure and cultural buildings inside of the redeveloped Aylesbury Estate. However, some of the open space at Surrey Square will be lost in the short term and later re-provided in new green fingers and open spaces.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	x	✓✓	✓✓	Demolition and construction will cause more carbon emissions in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce carbon emissions per person in the long term.	x	✓✓	✓✓	Demolition and construction will cause more carbon emissions in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce carbon emissions per person in the long term.	x	✓✓	✓✓	Demolition and construction will cause more carbon emissions in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce carbon emissions per person in the long term.

Air Quality SDO 7. To improve the air quality in Southwark	x	✓	✓	Demolition and construction will cause more air pollution in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce air pollution per person in the long term.	x	✓	✓	Demolition and construction will cause more air pollution in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce air pollution per person in the long term.	x	✓	✓	Demolition and construction will cause more air pollution in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce air pollution per person in the long term.
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource	xx	0	✓	Demolition and construction will create waste in the short term, but new disposal systems will reduce waste per person in the long term.	xx	0	✓	Demolition and construction will create waste in the short term, but new disposal systems will reduce waste per person in the long term.	xx	0	✓	Demolition and construction will create waste in the short term, but new disposal systems will reduce waste per person in the long term.
Water Resources SDO 9. To encourage sustainable use of water resources	0	0	✓	Demolition and construction will create extra water demand in the short term, but new water management systems will reduce waste per person in the long term. The construction phase will be longer in this option.	0	✓	✓	Demolition and construction will create extra water demand in the short term, but new water management systems will reduce waste per person in the long term.	0	✓	✓	Demolition and construction will create extra water demand in the short term, but new water management systems will reduce waste per person in the long term.

Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	x	0	✓	Demolition and construction will create more contamination in the short term that will have to be cleaned up as part of constructors' obligations, and improvements to Burgess Park and other open spaces, funded by new development, will improve soil quality in the long term. The construction phase will be longer in this option.	x	✓	✓	Demolition and construction will create more contamination in the short term that will have to be cleaned up as part of constructors' obligations, and improvements to Burgess Park and other open spaces, funded by new development, will improve soil quality in the long term.	x	✓	✓	Demolition and construction will create more contamination in the short term that will have to be cleaned up as part of constructors' obligations, and improvements to Burgess Park and other open spaces, funded by new development, will improve soil quality in the long term.
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	x	0	✓✓	Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream. The construction phase will be longer in this option.	x	✓	✓✓	Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream.	x	✓	✓✓	Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets												

Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	0	✓✓	Improvements to Burgess Park and other open spaces, funded by new development, will improve open spaces and biodiversity in the long term. The construction phase will be longer in this option.	x	✓	✓✓	Improvements to Burgess Park and other open spaces, funded by new development, will improve open spaces and biodiversity in the long term. However, some of Surrey Square would be sacrificed to enable faster delivery in the short term.	x	✓	✓✓	Improvements to Burgess Park and other open spaces, funded by new development, will improve open spaces and biodiversity in the long term. However, some of Surrey Square would be sacrificed to enable faster delivery in the short term.
Flood Risk SDO 14. To reduce vulnerability to flooding	0	0	0	There will not be a great change in permeable vs. non-permeable lands.	x	0	0	In the short term, the taking of part of Surrey Square for development land will increase the risk of flooding as there will be less ground to take up water. This land will be pre-provided in the medium to long term.	x	0	0	In the short term, the taking of part of Surrey Square for development land will increase the risk of flooding as there will be less ground to take up water. This land will be pre-provided in the medium to long term.
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	0	✓	✓✓	Noise pollution will increase during the construction phase, but in the long term all of the homes built will adhere to improved residential design standards. The construction phase will be longer in this option.	0	✓✓	✓✓	Noise pollution will increase during the construction phase, but in the long term all of the homes built will adhere to improved residential design standards.	0	✓✓	✓✓	Noise pollution will increase during the construction phase, but in the long term all of the homes built will adhere to improved residential design standards.

<p>Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car</p>	x	0	✓✓	<p>Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream and encourage walking, cycling, and public transport as opposed to residents buying cars for their transport. The construction phase will be longer in this option.</p>	x	✓	✓✓	<p>Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream and encourage walking, cycling, and public transport as opposed to residents buying cars for their transport.</p>	x	✓	✓✓	<p>Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream and encourage walking, cycling, and public transport as opposed to residents buying cars for their transport.</p>
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