

Executive

Wednesday July 29 2009

1.30 pm

Alfred Salter Primary School, Quebec Way, SE16 7LP

Supplemental Agenda

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Contact

Everton Roberts on 020 7525 7221 or 020 7525 4395 or email:
everton.roberts@southwark.gov.uk; paula.thornton@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>



LOCAL DEVELOPMENT FRAMEWORK

CONSULTATION REPORT

Canada Water Area Action Plan
Preferred Options

July 09

1 INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

The purpose of this document is to demonstrate the consultation undertaken in developing the preferred options for the Canada Water Area Action Plan (AAP). This document is prepared under Regulation 30 of the Town and Country (Local Development) (England) Regulations 2004 (amended 2008).

This report shows who has been consulted, how they were consulted and a summary of the main issues raised during the consultation. The report will also demonstrate compliance with the Council's adopted Statement of Community Involvement (SCI). This report is structured as follows:

- This first introductory section sets out the purpose of the report, the objectives for consultation and outlines the background to the AAP.
- The second section identifies who and how we consulted, in compliance with Regulation 25 of the Town and Country (Local Development) (England) Regulations 2004 (amended 2008).
- The third section sets out a summary of the consultations made to date and explains how these were taken into account in the development of the preferred options for the AAP.
- Finally, the last section sets out how the consultation was monitored and how this has been taken into account.

1.2 THE OBJECTIVES OF CONSULTATION

The consultation undertaken during the course of developing the preferred options of the Canada Water AAP meets and exceeds the government requirements under the Planning Regulations. It has also been carried out in accordance with the Council's Statement of Community Involvement (SCI) which was adopted on January 29th 2008.

During the initial stages of preparing the Canada Water AAP a Consultation Strategy (October 2008) was prepared to guide consultation through the course of the plan's preparation. The consultation strategy was based upon a thorough understanding of stakeholders and previous consultation that had been undertaken in the area. The strategy recognises that the methods of consultation need to respond to and effectively involve the diverse local population. The strategy sets out consultation principles which are:

- Empower local people to participate in the Canada Water Area Action Plan

- Recognise the diversity of the Canada Water area community and make sure everyone who may be affected is encouraged to have their say. This includes reaching out to people we may not have heard from in the past and holding events at accessible times and locations.
- Make sure our consultation promotes good community relations and positive feelings about the future of the Canada Water area and the planning process.
- Communicate clearly, openly and honestly and keeping people informed at all stages of the process. Making information easily to access and understand.
- Avoid asking questions local people have already answered in recent consultation.
- Work with local groups and organisations to tailor consultation exercises and where possible make use of existing planned events, meetings and communication channels.
- Make consultation relevant and interesting to those who will be affected by the Canada Water Area Action Plan.
- Exceed the minimum legal requirements for involving people and making sure we follow Southwark's Statement of Community Involvement.

The consultation strategy sets out that a Consultation Plan would be prepared for each stage of plan making. The Consultation Plan for the Issues and Options is set out in Appendix 1. This Plan elaborates on the overarching Consultation Strategy, providing more detail with regards to the planned consultation events.

1.3 BACKGROUND

The preparation of Canada Water AAP started in January 2008. The following reports have been produced to develop the preferred options for the Canada Water AAP.

- Sustainability Appraisal Scoping Report (March 2008) – has been subject to a 6 week consultation from 14 March 2008 to 25 April 2008
- An Issues and Options Report– this was published in January 2009 and sets out a number of options for future development in the AAP area. This was subject to a 12 week consultation period. An Interim Sustainability Appraisal and stage 1 Equalities Impact Assessment were also published in January 2009 and subject to the same consultation period.

2. WHO AND HOW WE CONSULTED

2.1 WHO WAS CONSULTED?

Regulation 25 of the Town and Country (Local Development) (England) Regulations 2004 (amended 2008) states that local planning authorities must notify appropriate organisations (“specific and general consultation bodies”) which may be affected by or have an interest in development plan documents (DPD’s), which include AAPs, and invite them to make representations. In addition, the Regulations state that the local planning authority must also consider whether it is appropriate to invite representations from local residents or businesses in the area. Southwark’s SCI sets out a list of statutory and non-statutory consultees for DPD’s (Appendix E of the SCI).

Specific Consultation Bodies: All the statutory organisations set out in Appendix E of the SCI have been notified at each stage of the AAP preparation process.

General Consultation Bodies: Notification letters were sent to individuals and organisations at the issues and options stage. These included all the local and other consultees set out in Appendix E of the SCI. A breakdown of these consultees is set out in Appendix 2.

Local residents and businesses: At issues and options stage, notification letters were sent to all the residents whose details we maintain on a consultation mailing list. A breakdown of these consultees is set out in Appendix 2. All residents and businesses living within the AAP core area were notified.

Local residents and businesses have also been invited to participate in consultation through other means such as exhibitions, website updates, newsletters and a notification in the local press. Details of these are set out in section 2.2.

By consulting the specific and general consultation bodies, as well as local residents, community groups and businesses, we have met the requirements of Regulation 25 of the Town and Country (Local Development)(England) Regulations 2004 (amended 2008) and the council’s SCI.

2.2 METHODS OF CONSULTATION

This section summarises the methods of consultation which we used at each stage of the process in order to meet the objectives of the Consultation Strategy and comply with the Regulations and the SCI. Appendix 3 contains a table with a full summary of the consultation which took place.

Evidence gathering

The consultation which took place at the first stage in preparing the AAP is set out below:

- Pre AAP consultation: Results of previous consultation undertaken in the area were reviewed. This included consultation on the Southwark Plan (2007), the Canada Water Supplementary Planning Document (February 2005) and Canada Water Masterplan (October 2005)

- Sustainability appraisal scoping report: Consultation on the SA scoping report took place over a 6 week period from 14 March 2008 to 25 April 2008. It was publicised on the council's website, in local libraries and council offices and by means of an advert in the press. Notification letters were sent to statutory consultees.
- Events and exhibitions: Officers presented the issues and options that were being considered for the AAP to members of the public at events and exhibitions within the Canada Water area. Details of these events can be found in Appendix 3.

Issues and options

The consultation that took place at issues and options stage is set out below:

- Publicity: Informal consultation took place over a 6 week period between 25th November 2008 and 9th January 2009. Formal consultation took place over a 6 week period between 9th January 2009 and 20th February 2009. Notification was undertaken by means of a mail out to contacts on Southwark's Planning Policy database (see Appendix 4 for a copy of the letter) , Southwark's website, a newspaper advert (see Appendix 5) and by ensuring that information was available in libraries and council offices (see Appendix 6 for a full list of locations).
- Online consultation: During the formal consultation period the Issues and Options report was made available to interested parties on the planning policy team's online consultation web page. Here the document and consultation questionnaire were available to be viewed in HTML format, much like web pages. The consultation questionnaire was interactive and could be completed and submitted online in one easy process. Links from the council's/planning policy team's main Canada Water page were provided to the consultation page.
- Events and exhibitions: Five exhibitions took place at various locations around the Canada Water Area during the 12 week consultation period. This sought feedback on the issues and options from any interested parties. The dates, times and locations of these exhibitions are explained in Appendix 3.
- Stakeholder/ community group meetings: Officers attended various meetings during the course of the Issues and Options consultation period. Full details are provided in Appendix 3. Meetings attended included the Canada Water Consultative Forum, Rotherhithe Community Council and the Bermondsey and Rotherhithe Green Enthusiasts.

This section together with Appendix 3 (summary of consultation) demonstrates how we have met and gone beyond the minimum requirements for consultation set out in Regulation 25 and the SCI.

With regard to wider participation, by far the most effective means of engagement occurred through the exhibitions. These enabled a large number of people to give their views in a way which was accessible and unthreatening.

At each stage, consultation was monitored and results fed into the planning of the following phases of consultation. The outcome of this process is described in Section 4 of this report.

3. SUMMARY OF REPRESENTATIONS MADE AND HOW THESE HAVE BEEN TAKEN INTO ACCOUNT

3.1 SUMMARY OF REPRESENTATIONS MADE

The following section presents a summary of the main issues arising from the consultation which has been carried out and a brief explanation about how these issues have been considered in preparing the preferred options for the Canada Water AAP.

Further information on the issues which arise in this section can be found in Appendix 8 which contains a table of all the comments received and the council's response to them.

Issues and Options Consultation

The Issues and options document set out two different options for developing the Canada Water area.

- **Option one** focused on simply building more houses and would result in relatively low levels of investment in the road network, leisure facilities and the many public and green open spaces.
- **Option two** focused on more homes, more shops, enhanced leisure facilities and opportunities for local job creation. A greater scale of development would help pay for major road improvements, enhancements to Southwark Park and Russia Dock Woodland and a new leisure centre.

During the consultation we collected consultees views about these two options and what people thought would be the best ways to make Canada Water the highly successful place that we believe it has the potential to be.

In total, 112 representations were received in response to the issues and options report, this included 95 completed questionnaires, 20 emails and 7 written letters. A petition with 37 signatures relating specifically to the Fish Farm site was also submitted.

The results of the questionnaire (number of people supporting either option) and the main issues raised in response to this formal consultation were:

Boundary of the AAP: There was strong support for the proposed boundaries of the AAP. 68 individuals/organisations agreed with the boundaries whilst 17 disagreed. The exclusion of Albion Street in the core area was given as a reason by some of those that disagreed.

The Vision and objectives: 48 individuals/organisations agreed with the vision and objectives and 37 disagreed. The main concerns raised were related to the development of a town centre. Some of those that disagreed felt that the area doesn't need any more

development and are happy with the areas current characteristics. In contrast some of those that agreed with the vision felt that the area needs to become more vibrant and active with new shops and facilities.

Shopping: 57 individuals/organisations chose option B and 19 chose option A. Strong support for option B comes with many individuals/organisations being concerned with the quality of any new retailers and a keen interest in smaller, independent local retailers being provided for. Street markets are also supported.

Albion Street: Option B was favoured with 45 supporters and 21 choosing option A. Comments regarding Albion Street clearly identify a desire for the streets retail use to be protected and enhanced. A street market and community uses are also supported and respondents feel the area will benefit from better links to Canada Water tube station.

The road network and car parking: There was strong support for option B with 52 supporting it and 25 supporting option A. Overall individuals/organisations agreed that the road network needs to be improved. Parking was also an important issue with some favouring less to reduce traffic whilst others were keen to protect parking and feel less parking wouldn't help local businesses and retailers develop.

Public Transport: 83 individuals/organisations chose option B and 7 individuals/organisations chose option A. Overall there was strong support for improving bus services, especially their frequency. Increased use of the river was supported but concerns with the cost of using river services were raised.

Walking and cycling: Option B was supported with 62 individuals/organisations choosing it and 18 people choosing option A. The main issue raised regarding walking and cycling was the development of the Sustrans Bridge between Rotherhithe and Canary Wharf which received strong support.

Leisure and entertainment: 54 individuals/organisations chose option B whilst 22 chose option A. The Seven Island Leisure Centre was an issue of concern for many individuals/organisations. It is generally felt that a swimming pool and associated facilities should continue to be provided in the area, some stated that its current location is ideal. Others felt the location was not important as long as continuous provision was provided if a new centre was to be built.

Tourism: 50 individuals/organisations choose option B and 20 choose option A. Overall respondents felt that South Dock marina may not be the best place for a hotel due to its remote location. Enhancements to the St Mary's conservation area were welcomed.

Building heights: Option B had more support with 43 individuals/organisations selecting it and 30 selecting option A. Respondent opinion regarding the issue of tall buildings was also split. Some were in favour of larger buildings (especially around Canada Water) whereas other preferred low rise development. Suitability for families and not recreating 60's style developments were some of the concerns.

Network of open spaces: 59 individuals/organisations chose option B and 23 chose option A. Overall the protection of existing open spaces and improvements to waterways was supported.

Housing: Option B was supported by 50 individuals/organisations whilst 21 supported option A. The Hawkstone estate was a main issue raised by respondents. Overall most individuals/organisations would like to see the estate improved and most appear to favour demolition and rebuild although a number of people favour refurbishment. Other concerns raised were the over provision of housing across the whole area and the effects this will have on traffic levels. The option to redevelop the fish farm site also raised a number of concerns as many local residents do not want to see the area developed. Responses also illustrated uncertainty regarding the current designation of the site.

Affordable housing: 48 individuals/organisations chose option B and 24 people chose option A. Many thought that the 50% target in option A was too high. Responses also raised the issue of what affordable housing means in real terms and the need to create mixed communities. Many feel the area has too many estates.

Tenure mix: Option B had marginally more supporters with 39 to option A's 31. Some respondents felt that the options were proposing the same thing. The main issue raised here was the provision of more family sized homes to provide for families.

Business floorspace: 54 individuals/organisations chose option B and 30 option A. Concerns related to existing unoccupied employment space in the area were raised in relation to the need for any more floorspace. The provision of space for small scale and flexible space which is suitable for small and medium sized enterprises was welcomed. The provision of apprenticeships, training and employment opportunities for local residents with local employers was raised as an important inclusion.

Children's services: With only one option 59 individuals/organisations chose option A compared to 17 who did not agree. The main concern was the need and location for a new secondary school with objections to St Paul's playing field being developed. Concerns were raised concerning the intake of existing schools. Some thought too many children from outside of the local area were filling places that should be held for local children.

Health: 65 individuals/organisations supported the single option A compared to 9 who did not agree. Overall no strong concerns were raised.

Police: With only one option 53 individuals/organisations chose option A compared to 13 who did not agree. Many respondents felt that the police station should remain as a fully operational police station and police presence should not be reduced.

Faith premises: Individuals/organisations chose option A and B 34 times each meaning neither option was fully supported. A number of comments received noted that the options seemed to offer the same thing.

Statutory consultees

GLA: The GLA noted that both option A and B were compliant with London Plan policy and overall they broadly support option B as it would fit better with London Plan policies. Although one comment related to tenure split explained "London Plan policy sets out that there should be a 30% overall target for family sized homes and a target of 42% for social rented accommodation and 16% for intermediate accommodation. As such neither

option is in line with London Plan policy.” The GLA also noted that the delivery section of the document needs strengthening in line with the comments from Government Office for London and that a monitoring section needs to be added.

GOL: Overall GOL questioned the background to most of the options in the report asking if key stakeholders for each issue had been contacted. They also offered guidance about what should be included in the delivery and monitoring section of the AAP.

Natural England: Natural England supported the AAPs as a whole and welcomed the sustainability and transport objectives. They also supported option B. One concern was raised as the Canada and Surrey Waters SINC had not been referenced in the document.

English Heritage: English Heritage support the AAP in terms of structure and demonstrating a clear attempt to assess each of the options against key sustainability objectives but note that the baseline information in respect of the historic environment currently appears to be a bit inconsistent and incomplete. They suggest the discussion of the options for each issue should include a statement about how, or if, they relate to the historic environment. Alternatively, they suggest the borough should give consideration to including a specific strategy for the historic environment or if it is not deemed that there is sufficient historic environment to warrant this then consideration should be given to a broader environmental asset strategy which such assets could be incorporated into.

Environment Agency: Overall the Environment Agency supports the objectives of the AAP but feel the document should address issues related to the water quality in the Dock and Albion channel. They support option B overall but highlight the need to balance new development and placing additional stress on the environment. The agency also advise taking into account the sequential test in the allocation of sites in relation to flood risk.

As noted previously a petition was submitted which set out a strong objection to the inclusion of the Fish farm site as a possible development site for housing/mixed use development.

3.2 HOW THESE ISSUES BEEN TAKEN INTO ACCOUNT

Boundary of the AAP: Following consultation on the issues and options we are proposing to slightly reduce the size of the wider AAP area, by moving the boundary to align with the western side of Southwark Park (and exclude the area around Abbeyfield Road and Raymouth Road). We have also altered the boundaries of the core area so that it includes Albion Street because of the development opportunities on Albion Street and the need to improve it.

Shopping: In response to the issues and options many respondents favoured option B for the shopping and Albion Street options. Option B is our preferred approach which will include providing a substantial increase in the amount of shopping floorspace in the area. The provision of street markets was supported in consultation and our preferred approach is to support the provision of new street markets in the action area, possibly at the new plaza outside Canada Water tube station, or on Albion Street. Albion Street will continue to be protected as a shopping frontage and we will make sure the proportion of hot food takeaways does not rise above 15% to protect the parades vitality.

Transport: Following consultation on the issues and option we are proposing to improve provision for walking, cycling and public transport in line with option B through securing funding from development proposals and working with TfL. Many supported improving transport provision but some concerns were raised regarding the road network and parking. We are proposing to create a road network that is less complicated and easier to find your way around that will in turn, improve the environment for pedestrians and cyclists. Our preferred approach for parking provision is option B which includes shared spaces between town centre uses and restricted spaces for residential development. Some respondents felt less parking may have adverse impacts on existing local businesses and residential streets. Our objective is to encourage people in the area to use sustainable types of transport and providing large amounts of car parking tends to lead to more people travelling by car. The area has good access to public transport services and an extension to the current controlled parking zone will restrict on street parking.

Leisure: In response to the issues and options the Seven Islands Leisure Centre was an issue of concern for many people. It is generally felt that a swimming pool and associated facilities should continue to be provided in the area, some stated that its current location is ideal. Our preferred approach is to support improvements to sports facilities in the AAP area. This will include the refurbishment of the Seven Islands Leisure Centre retained on its current site. In relation to the options for tourism the majority of people felt that option B was the best option. Some felt that South Dock marina was not the best site for a hotel and that the area already has enough hotel provision. Our preferred option is to protect and strengthen arts, cultural and tourism facilities in the area. This approach is consistent with the core strategy preferred options which promotes new activities in the right locations. Although there is already a hotel in the area a study published by the GLA estimates that Southwark needs to provide an additional 2,500 hotel beds by 2026 to meet growing needs in south London.

Places: Building heights: Following consultation on the issues and options, option B had more support in terms of open spaces and building heights but people's opinions regarding the issue of tall buildings was split, some were in favour of larger buildings (especially around Canada Water) whereas others preferred low rise development. Our

preferred approach is to achieve a range of heights in the core area. The height and design of buildings will be carefully considered with any potential harmful effects on residents being minimised. The height of buildings will relate to the size and importance of different streets and public spaces and help strengthen the identity of the area.

Housing: Option B was supported following consultation on the issues and options. The Hawkstone estate was an issue raised by many people. Overall most people would like to see the estate improved and most appear to favour demolition and rebuild although a number of people favour refurbishment. Our preferred option for the Hawkstone Estate is to refurbish homes in John Kennedy house and the low rise blocks and bring them up to Southwark's decent homes standards. After considering the feasibility of redeveloping John Kennedy House and the low rise blocks on the estate we think that refurbishment is a more financially viable option. This option could see homes being improved more quickly.

People were concerned that there would be an over provision of housing across the whole area. Our preferred approach is to help meet the housing needs of people who want to live in Southwark and London by providing high quality homes. The core area of Canada Water provides opportunity for development due to its access to public transport, shops and facilities. The area has already been designated in the London Plan as an Area for Intensification recognising its potential.

The option to redevelop the fish farm site also raised a number of concerns as many local residents do not want to see the area developed. The site will be designated as open space with community use as an acceptable use.

In terms of Affordable housing and tenure mix most people supported option B. This is our preferred approach which is in line with the preferred options for the Core Strategy. This means 35% of new homes will be affordable and 30% of new homes will have 3 bedrooms or more to provide for families in the area. Provision of more family homes in the area was raised as an important issue by some respondents.

Community: In response to the issues and options consultation option B was the preferred option for the business, children's services, health, and faith premises options. Concern was raised regarding the need and location for a new secondary school with objections to St Paul's playing field being developed. St. Pauls will now be designated as open space with community use as an acceptable use. Our preferred approach is to work with partners and school governors to provide a new education campus on the site of Rotherhithe Primary school. The majority of people supported the single option A in relation to the police option but a number of respondents stated that they would like to see a fully operational police station and that police presence in the area should not be reduced. Our preferred approach is to retain police facilities on the current site unless appropriate facilities can be provided elsewhere. The council will work with the Metropolitan police authority over the life of the plan to deliver the best possible solution that meets the demands of the area and the needs of the authority.

4 MONITORING THE CONSULTATION

The Consultation Strategy states that throughout the consultation programme monitoring will take place to ensure that the objectives of the Strategy are being met.

This includes the monitoring of the respondents age, gender and ethnicity. Table 1 below sets out the diversity of the respondents that took part in the issues and options consultation and shows how these results influenced our approach as we progressed through the AAP preparation process.

It was evident at the issues and options stage that young and old people were under represented in the responses. In order to resolve this issue, special events targeted at these particular age groups, will be organised as part of the preferred options consultation.

Table 1. Monitoring the consultation

Group	How consulted	Actions
Gender i.e. <ul style="list-style-type: none"> • Women • Men • Transgender 	In response to the issues and options questionnaire 60% of respondents were male and 40% were female. No information was gathered regarding transgender respondents.	Provide activities and attractions for children during the preferred options consultation which may attract more women to participate.
Age i.e. <ul style="list-style-type: none"> • Under 16 • 16-24 • 25-35 • 36-55 • 56 & over 	Respondents to the issues and options questionnaires were of a range of age groups, as follows: 0% under 16 year olds 6% 16-24 year olds 34% 25-35 year olds 49% 36-55 year olds 11% over 56 years old	During the issues and options consultation there was a notable low response rate from under 16 year olds, 16-24 year olds and those over 56 years old. Therefore these groups will be targeted for consultation at the preferred options stage.
Disabled People i.e. <ul style="list-style-type: none"> • Disabled or not 	In response to the issues and options questionnaire no respondents were disabled.	Local disability groups and the Southwark disabilities forum will be consulted in the preferred options consultation.
Ethnicity i.e. <ul style="list-style-type: none"> • White • Mixed 	The ethnic diversity profile of respondents to the issues and options questionnaires received was as follows:	22% of the population of the AAP area are from ethnic minorities. In order to encourage participation from minority groups that were under represented at

<ul style="list-style-type: none"> • Asian or Asian British • Black or Black British • Chinese or other ethnic group 	<p>74% White British 3% Irish 14% Other white 3% Other Asian or Asian British 0% Black/Black British 6% Other Chinese or other ethnic group</p> <p>91% of the respondents to the issues and options consultation were white with 74% being white British</p>	<p>issues and options consultation events at the preferred options will include special events for target groups including a translator where necessary. Southwark minority ethnic group forums and local groups will also be consulted.</p>
<p>Sexual orientation</p>	<p>This information was not recorded</p>	<p>At the preferred options stage we will include this group within our monitoring and consultation</p>
<p>Faith/Belief</p>	<p>This information was not recorded</p>	<p>At the preferred options stage we will include this group within our monitoring and consultation</p>

APPENDICES

APPENDIX 1: Canada Water Area Action Plan Issues and options consultation plan

CONSULTATION PLAN:

CANADA WATER AREA ACTION PLAN ISSUES AND OPTIONS

London Borough of Southwark

November 2008

INTRODUCTION

We are currently consulting on issues and options for the Canada Water area action plan (AAP). The purpose of this document is to set out the consultation plan for this stage in the process. This plan elaborates on the overarching consultation strategy for the Canada Water AAP, providing more detail on the planned consultation events. This document should therefore be read in conjunction with the consultation strategy.

The Consultation Plan is structured as follows:

- Canada Water AAP: this section sets out the purpose and scope of the Canada Water AAP
- Consultation Strategy: this section summarises the consultation principles and approach outlined within the Consultation Strategy
- Consultation Plan; this section outlines the consultation approach for the issues and options stage of the AAP
- Next steps: this section describes how the consultation responses received at the issues and options stage will be reported and fed into the next stage of the AAP preparation process

THE CANADA WATER AAP

The Canada Water Area Action Plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2020, it sets out a vision which describes the kind of place that Canada Water will be and a strategy for implementing the vision.

It will build on the work we have done in preparing the 2007 Southwark Plan and supplementary guidance for Canada Water. Like those documents, the focus of the AAP will be a core area around Canada Water. However, the AAP will also look a wider set of measures that are needed help the area fulfil its potential and build on some of its key strengths, particularly its attraction for families, its fantastic leisure opportunities and with great parks, the docks and green links, the quality of its environment.

The AAP is being prepared to manage this change. It will identify the measures that need to take place and crucially, unlike the Southwark Plan, it will set out how and when these changes will be delivered. It will guide future investment in Canada Water and will be used to make decisions on planning applications.

The core area identifies in the issues and options will be the main focus for transformation. The wider AAP area extends beyond this core area to ensure future development within the area is well integrated with its surroundings.

THE CONSULTATION STRATEGY

The consultation strategy provides a framework for consultation and public engagement in the preparation of the AAP. It sets out the principles which will be used to guide consultation on the AAP. These are:

- Empower local people to participate in the Canada Water Area Action Plan
- Recognise the diversity of the Canada Water area community and make sure everyone who may be affected is encouraged to have their say. This includes reaching out to people we may not have heard from in the past and holding events at accessible times and locations.
- Make sure our consultation promotes good community relations and positive feelings about the future of the Canada Water area and the planning process.
- Communicate clearly, openly and honestly and keeping people informed at all stages of the process. Making information easily to access and understand.
- Avoid asking questions local people have already answered in recent consultation.
- Work with local groups and organisations to tailor consultation exercises and where possible make use of existing planned events, meetings and communication channels.
- Make consultation relevant and interesting to those who will be affected by the Canada Water Area Action Plan.
- Exceed the minimum legal requirements for involving people and making sure we follow Southwark's Statement of Community Involvement

It also states that the council will be clear about:

- How feedback will be used to make decisions and what has already been decided.
- What the outcomes of the Canada Water Area Action Plan will be; how these affect local people and change the local area (the wider Rotherhithe area is covered, not just Canada Water).
- The limitations of the Canada Water Area Action Plan and what it cannot do.
- How the Canada Water Area Action Plan differs from previous planning documents and the Canada Water Masterplan. It is about pulling together projects to improve the Canada Water area and making sure what's planned happens.
- How previous consultation has been taken into consideration in preparing the Canada Water Area Action Plan.
- How agreed or proposed developments yet to be built will be affected. The Area Action Plan will build on change that is already happening in the area, such as the new Canada Water library.
- How consultation on the area action plan will feed into preparing the core strategy for Southwark which is being prepared at the same time.

The strategy outlines how consultation will meet statutory minimum requirements. In accordance with our Statement of Community Involvement, it also sets out our ambition to go beyond the statutory requirements, to engage more continuously and intensively and enable those people with a stake in the area to be able to participate and influence the preparation of the AAP.

The strategy emphasises that to help break down barriers to consultation, particular needs such as access, transport, childcare and translation will be considered, as well as a strategy to broaden the appeal of consultation and make it attractive to a diverse range of people and groups. At each stage, participation will be monitored and analysed to see whether any particular groups have not been engaged and whether this can be addressed at the next stage.

At the end of the process, we will also prepare a “statement of compliance” showing what consultation has taken place and how this has influenced the preparation of the AAP.

ISSUES AND OPTIONS CONSULTATION PLAN

The 2004 Planning and Compulsory Purchase Act (amended 2008) and the council’s Statement of Community Involvement require consultation at issues and options stage to be ongoing and informal.

While preparing the issues and options report, the council has undertaken some consultation. The aim has been to use existing consultation structures and events where possible. Consultation undertaken to date has included presentations given to Rotherhithe Community Council and the Rotherhithe Area Housing Forum. Several exhibitions have been held, including at the Event in Southwark Park, at the Rotherhithe Festival and at the Hawkstone Estate Fun day.

Formal consultation on the issues and options report will begin on January 9 2009 and continue for 6 weeks until February 20. We may not be able to consider comments received after 5 pm, 20 Feb 2008

The draft document will be available to view from 18th November 2008 on the council’s website: <http://www.southwark.gov.uk/canadawateraap>

The following table outlines all of the consultation actions that will be undertaken at the issues and options stage of the Aylesbury AAP. These actions are set out under the following headings and the objective of each action is clearly defined:

- Statutory and wider public;
- Council meetings;
- Other forums;
- Local residents;

Shoppers;

Landowners;

Schools;

Service providers; and

Neighbouring boroughs

Canada Water Area Action Plan Issues and Options stage consultation plan

Table 1: Consultation Timetable

Consultee	Date	Method and objective of consultation
Statutory and wider public	9 January 2009	Action: To place an advert in the press. Objectives: To raise awareness about consultation. To comply with statutory requirements.
	January 2009	Action: To carry out mail out to all contacts on planning policy database. Objectives: To raise awareness about consultation. To comply with statutory requirements.
	January 2009	Action: To place all documents on Southwark's planning policy webpage. Objectives: To raise awareness about consultation. To comply with statutory requirements.
	January 2009	Action: To place issues and options report and accompanying documents in libraries, one-stop shops area, housing offices and council offices. Objectives: To raise awareness about consultation. To comply with statutory requirements.
	Tbc	Action: Publish Canada Water newsletter. Objectives: To raise awareness about consultation.
Council meetings	17 March 2008	Action: To make presentation to Rotherhithe community council on AAP consultation. To undertake a workshop. Objective: To raise awareness, to involve local people in discussing issues and options for the area.
	15 th October 2008	Action: To report the Issues and Options to Planning Committee. Objective: To obtain comments from members of the Planning Committee to inform the decision of the Executive member for Regeneration. To comply with Southwark' constitution.
	10 Dec 2008	Action: To make presentation to Rotherhithe community council on issues and options. To

		undertake a consultation exercise
		Objective: To raise awareness, to involve local people in discussing issues and options for the area. To comply with Southwark' constitution. Action: Attend Rotherhithe Area Housing Forum to give presentation on AAP.
	29 July 2008	
	04 Feb 2009	Objective: To raise awareness of the AAP and answer questions. Action: To make presentation to Rotherhithe community council on AAP Issues and Options
		Objective: To raise awareness, to involve local people in discussing issues and options for the area. To run issue specific workshops
		Other forums
	20 Jan 2009	Action: To make a presentation to Southwark Equalities Panel.
	10 Nov 2008	Objective: To raise awareness of the AAP and obtain comments from the panel. Action: To make a presentation to Bermondsey and Rotherhithe Green Enthusiasts (BARGES)
	1 Dec 08	Objective: To raise awareness of the AAP and obtain comments from the forum. Action: To make a presentation to Canada water consultative forum.
	Tbc	Objectives: To raise awareness about consultation, to understand local people's views on issues, to discuss options. Action: To make a presentation on the AAP to Southwark Disabilities Forum.
	8 Jan 2009	Objective: To raise awareness of the AAP and obtain comments from the forum. Action: To make a presentation to the Southwark Transport Consultative forum
	21 Jan 2009	Objective: To raise awareness of the AAP and obtain comments from the forum. Action: To make a presentation to the Bermondsey and Rotherhithe Faith area Network
	Tbc	Objective: To raise awareness of the AAP and obtain comments from the Network. Action: To make a presentation on the AAP to Southwark Pensioners Forum.
	Tbc	Objective: To raise awareness of the AAP and obtain comments from the forum. Action: To make a presentation on the AAP to Southwark Multi-Faith Forum.
		Objective: To raise awareness of the AAP and obtain comments from the forum.

Local residents		
	23 April 2008	Action: Attend Hawkestone special meeting to discuss housing and AAP issues.
	26 April 2008	Objective: To raise awareness of the AAP Action: Hold exhibition on AAP at St George's Day festival
	12 July 2008	Objective To raise awareness, to understand local people's views on issues, to discuss options. Action: Hold exhibition on AAP at The Event, Southwark Park
	03 August 2008	Objective To raise awareness, to understand local people's views on issues, to discuss options. Action: Hold exhibition on AAP at Carnival, Burgess Park.
	09 August 2008	Objective: To raise awareness, to understand residents' views on issues, to discuss options. Action: Hold exhibition on AAP at Hawkstone Fun Day.
	09 August 2008	Objective: To raise awareness, to understand residents' views on issues, to discuss options.
	Oct 08 - Feb 09	Action: Hold exhibition on AAP at Rotherhithe Festival. Objective: To raise awareness, to understand residents' views on issues, to discuss options. To attend meetings with local community groups, TR&As etc as required.
	10 Nov 2008	To Attend a meeting with Bermondsey and Rotherhithe Green Enthusiasts (BARGES) Objective: To raise awareness, to understand community groups views on issues, to discuss options.
	10 Dec 2008	Action: Hold exhibition on AAP at The Hawkstone over 50s party
	Jan - Feb 2009	Objective: To raise awareness, to understand residents' views on issues and options. Action: Hold second exhibition on Hawkstone Estate.
	10 Jan 2009	Objective: To raise awareness, to understand residents' views on issues, to discuss options. To provide feedback on progress towards preferred options. Action: Hold exhibition at Rotherhithe library
		Objective: To raise awareness, to understand residents' views on issues and options.

Shoppers	19 & 24 Jan 09	<p>Action: Hold exhibitions on AAP in the Surrey Quays shopping centre.</p> <p>Objectives: To raise awareness among users of the shopping centre, to understand shoppers views on issues, to discuss options.</p> <p>Action: To make presentation to Silwood community council on AAP Issues and Options</p> <p>Objective: To raise awareness, to involve local people in discussing issues and options for the area.</p> <p>Action: To make a presentation to Redriff Tenants Association AGM on AAP issues and options</p> <p>Objective: To raise awareness, to involve local people in discussing issues and options for the area.</p>
Landowners	10 March 2009	<p>Action: To make a presentation to Canada Water Landowners' Forum.</p> <p>Objectives: To raise awareness about the AAP.</p> <p>Action: Meet Canada Water landowners in the area.</p> <p>Objectives: To raise awareness about the AAP, to discuss the aspirations of landowners, development timescales etc.</p>
Schools	Feb - March 09	<p>Action: Hold exhibition on AAP in a schools (Bacons college, Rotherhithe School, Albion Primary School)</p> <p>Objective: To raise awareness and include young people, to understand their views, to discuss options.</p>
Service providers	April - Sept 2008	<p>Action: Regular meetings with Southwark Primary Care Trust.</p> <p>Objective: To raise awareness of the AAP, to understand the aspirations and plans of the PCT, to dovetail these with the AAP timetable.</p> <p>Action: Meet police and emergency services.</p>
	Jan - Feb 2009	<p>Objective: To raise awareness of the AAP, to understand their plans, to dovetail these with the AAP timetable.</p>

Neighbouring boroughs	07 July, 04 Aug 2008	<p>Action: Undertake joint site visits with Lewisham</p> <p>Objective: To gain understanding of developments in Lewisham.</p>
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Consultation Plan Appendix 1 – Planning Policy Mailing List

It is proposed to include ALL individuals, groups and organisations in the Planning Policy Consultation Mailing List. These comprise:

Type of organisation	Numbers of consultees
Businesses	493
Community and voluntary groups	896
Residents	234
Tenants and residents associations	141
Health related organisations	23
Statutory	37
Government and local authority	10
Libraries	18
Members	62
Schools	68
Council offices	14
Neighbourhood housing offices	10
Others	227
Total	2233

Consultation Plan Appendix 2: Statutory consultees mailing list

Organisation
Natural England (London Region)
London Fire & Civil Defence
Metropolitan Police
The National Trust
Bromley Council
DEFRA
Highways Agency
Lambeth Council
Lewisham Council
London Transport Buses
National Grid Company Plc.
British Telecommunications
British Waterways Board
Church Commissioners for England
Civil Aviation Authority
Commission for Architecture & Built Environment
Commission for Racial Equality
Corporation of London
DEFRA - GO South East
Department of Trade and Industry
Diocesan Board of Finance
English Heritage (London Region)
Environment Agency
Government Office for London
Greater London Authority

Organisation
Highway Agency
London Ambulance Service
London Ambulance Service NHS Trust
London Development Agency
London Fire and Emergency Planning Authority
London Fire Brigade
London Transport Buses
Metropolitan Police Service Property Services
National Grid
Network Rail
Port of London Authority
Southwark Police
Sport England - London Region
Strategic Rail Authority
Thames Water Property Services
Thameslink Trains
Transport for London

APPENDIX 2: Breakdown of consultees on planning policy database

Type of organisation	Numbers of consultees
Businesses	493
Community and voluntary groups	896
Residents	234
Tenants and residents associations	141
Health related organisations	23
Statutory	37
Government and local authority	10
Libraries	18
Members	62
Schools	68
Council offices	14
Neighbourhood housing offices	10
Others	227
Total	2233

APPENDIX 3: Summary of consultation

Consultation event	Date	Details of event	Outcome
Rotherhithe Community council meeting	10/12/08	<p>Objective: Raise awareness of the document and obtain the publics views.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions.</p> <p>Detail: Posted board that explained issues and asked members of the public to place coloured dot in a section for option A or B to inform us of their preferred option.</p>	See table 2 below
BARGES meeting	10/11/08	<p>Objective: Raise awareness of the document and obtain the publics views.</p> <p>Action: Presented the document, informed the group of the consultation periods and methods and answered questions.</p> <p>Detail: Questions were answered on the document as a whole and specifically green issues</p>	The group welcomed being involved and expressed a keen interest in taking part in the formal consultation
Rotherhithe Estate over 50s Party	10/12/08	<p>Objective: Raise awareness of the document and obtain the publics views.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions.</p> <p>Detail: Posted board that explained issues and asked members of the public to place coloured dot in a section for option A or B to inform us</p>	See table 3 below

Pumphouse Museum Exhibition	14/01/09	<p>of their preferred option.</p> <p>Objective: Raise awareness of the document and obtain the publics views.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions.</p> <p>Detail: Posted details of all of the issues raised in the AAP and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A,B or provide further preferences</p>	Two individuals and one couple with an interest in the document attended and asked questions regarding the document. Everyone that attended took away a copy of the consultation questionnaire, the document and information leaflet.
Rotherhithe Library Exhibition	17/01/09	<p>Objective: Raise awareness of the document and obtain the publics views.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions.</p> <p>Detail: Posted details of all of the issues raised in the AAP and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A,B or provide further preferences</p>	Several people took an interest in the document and asked questions regarding the document. Everyone that attended took away a copy of the consultation questionnaire, the document and information leaflet.
Surrey Quays Shopping centre exhibition 1	19/01/09	<p>Objective: Raise awareness of the document and obtain the publics views.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions.</p> <p>Detail: Posted details of all of the</p>	<p>Attended:30 -40</p> <p>Questionnaires Filled in:7</p> <p>Questionnaires taken away:25 - 35</p> <p>Documents taken away:15-20</p>

		issues raised in the AAP and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A,B or provide further preferences		
Bermondsey and Rotherhithe Area Faith Meeting	21/01/09	Objective: Raise awareness of the document and obtain the publics views. Action: Presented document and answered questions	Everyone at the meeting had the opportunity to take away a copy of the consultation questionnaire, the document and information leaflet.	
Surrey Quays Shopping centre exhibition 2	24/01/09	Objective: Raise awareness of the document and obtain the publics views. Action: Presented document, invited members of the public to take part in consultation exercise and answered questions. Detail: Posted details of all of the issues raised in the AAP and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A,B or provide further preferences	Attended: Questionnaires Filled in: 25 Questionnaires taken away: 100 Documents taken away: 25	
Silverlock Tenants Hall Exhibition	27/01/09	Objective: Raise awareness of the document and obtain the publics views. Action: Presented document, invited members of the public to take part in consultation exercise and answered questions. Detail: Posted details of all of the issues raised in the AAP and asked members of the public to fill in questionnaires. This gave the	Attended:1 Questionnaires Filled in:0 Questionnaires taken away:1 Documents taken away:1	

Rotherhithe Community Council	04/02/09	<p>opportunity for them to choose either option A,B or provide further preferences</p> <p>Objective: Raise awareness of the document and obtain the publics views.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions from the floor.</p> <p>Detail: Officers took questions from the floor for a substantial amount of time and also ran three topic specific workshops. Boards were also posted that explained issues and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A,B or provide further preferences</p>	<p>Attended:100+</p> <p>Questionnaires Filled in: 0</p> <p>Questionnaires taken away: 30 - 50</p> <p>Documents taken away: 15-20</p>
Lewington Centre exhibition	04/02/09	<p>Objective: Raise awareness of the document and obtain the publics views.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions.</p> <p>Detail: Posted details of all of the issues raised in the AAP and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A,B or provide further preferences</p>	<p>Display boards, questionnaires, and pamphlets were left at this location during the day to raise awareness of the document before the evening meeting detailed below.</p>
Silwood Estate Community group meeting	04/02/09	<p>Objective: Raise awareness of the document and obtain the publics views.</p>	<p>A number of questions were raised regarding the document and these were answered by the officer</p>

			present.
Brunel museum exhibition	07/02/09	<p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions. Detail: Questionnaires and pamphlets were handed to all at the meeting.</p> <p>Objective: Raise awareness of the document and obtain the publics views. Action: Presented document, invited members of the public to take part in consultation exercise and answered questions. Detail: Posted details of all of the issues raised in the AAP and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A,B or provide further preferences</p>	<p>Attended: 3-5 Questionnaires Filled in:1 Documents taken away:4 Display boards, questionnaires, and pamphlets were also left at this location for 2 weeks until the end of the consultation period.</p>
Redriff Tenants Association AGM	10/03/09	<p>Objective: Raise awareness of the document and obtain the publics views. Action: Presented document and answered questions</p>	<p>Everyone at the meeting had the opportunity to take away a copy of the consultation questionnaire, the document and information leaflet.</p>

Table 2: Rotherhithe Community Council (12/10/08) Consultation Responses

Dot Placement	Transport	Shopping	Homes	Places
Option A	1	0	0	1
Option B	3	3	1	0
				Leisure
				4
				2

Additional comments: Places: "Nothing over 6 storeys!" "What does tourism at SDM mean in real terms ? What do you envisage people doing there?"

Table 3: Hawkstone Over 50s Christmas Party Consultation Responses

Dot Placement	Transport	Shopping	Homes	Places	Leisure
Option A	3	4	0	0	0
Option B	7	6	7	3	11

Additional comments:

Transport: "Option B – make sure choices work"

Shopping: "Option B with better shopping choice, removing the dominance of Tesco's"
 "Poor service in Tesco's, reorganisation of store so clothes and electronics are at the front of the store with normal groceries at the rear is inconsiderate to the elderly and less able."

Leisure: "More facilities for young people required within the local area (for all ages)."
 "Option B – make sure new leisure centre is close to the existing site."
 "7 Islands – professional pool, not leisure only – accessible to the public too."

Places: "No high rise res blocks."
 "Specific complex for over 50s."
 "No tall buildings." x 8 comments.
 "Actual houses and bungalows – lose rise."
 "Intermediate housing is a bad option."
 "Option B – But carefully located tall buildings ok, make sure related servicing is of a high standard that last into the future though."

Homes: "As option B but with 50% affordable homes."
 "Hawkstone estate – Knock it down and build high quality homes."
 "Low rise redevelopment – strongly object as its the councils fault there deteriorating due to neglect."
 "Option B but 25% family homes not just 3+ bed – but actually FAMILY orientated homes."

APPENDIX 4: Consultation letter

Planning Policy & Research
 Direct Line 020 752 5471

Facsimile 020 7525 5561
 Email planningpolicy@southwark.gov.uk

Dear Sir or Madam,

HAVE YOUR SAY ON THE CANADA WATER AREA ACTION PLAN

The Canada Water Area Action Plan (AAP) is a document that will ensure real change within the Canada Water area over the next 15 years. It aims to create a genuine town centre which is distinctive and reflects the area's heritage, an area which is renowned for its great open spaces and leisure facilities and a place with great schools and homes which are attractive to families.

When it is finally adopted by the council, it will be part of our Local Development Framework (LDF) and will be used to make planning decisions in the area as well as guide investment.

The council is now consulting on the Issues and Options Report for the Canada Water Area Action Plan. This document sets out the key options for development in the area. This includes options about the amount and type of shopping space that should be provided, improvements to the road network and pedestrian and cycling routes, leisure facilities, sites for new housing and the mix of social rented and private housing.

If you are interested in finding out more about the Canada Water Area Action Plan we will be holding several exhibitions and drop-in question and answer session in January and February. These will be at the following locations:

Public exhibitions

- Pump House Museum – 14 January 2009 1pm – 5pm
- Rotherhithe Library – 17th January 2009 10am – 5pm
- Surrey Quays shopping centre – 19 January 2009 10am – 6pm
- Surrey Quays shopping centre – 24 January 2009 10am – 6pm
- Silverlock Tenants Hall – 27 January 2009 1pm – 5pm

- Brunel Museum – 7 February 2009 10am - 5pm

It is advised you also check the website before you attend any of these sessions to confirm details and to view details of any further exhibitions. If you would like us to attend your local group meeting please contact us.

Other documents

The Issues and Options Report is accompanied by an interim Sustainability Appraisal. The details of where the appraisal is available are set out below.

What is the period for consultation?

The Issues and Options Report is available for you to comment on from **January 09 until February 20 2009.**

How do I view the Canada Water Area Action Plan Issues and Options Report?

The Issues and Options Report and the Interim Sustainability Appraisal are available to view and download from the council's website at: <http://www.southwark.gov.uk/canadawateraap>. The documents are also available for inspection at the Town Hall, Chiltern House, libraries, neighbourhood housing offices and one-stop shops. A list of these locations and their opening times is attached to this letter.

Copies of these documents can also be requested by writing to Planning Policy, Chiltern House, Portland Street, London SE17 2ES or by telephoning 020 7525 5380 or by emailing planningpolicy@southwark.gov.uk. For people who are not residents of Southwark or a community or voluntary group that operates in Southwark, paper copies of the Issues and Options Report and the Interim Sustainability Appraisal are available for £30 each.

How do I submit my comments?

To comment on the Issues and Options report, please fill in the online questionnaire available on our online consultation webpage: <https://ldfconsultation.southwark.gov.uk>. If you have not registered please follow the quick and easy registration process. Once registered you will be able to view our documents and make comments easily online. We will also be able to contact you directly regarding your responses and future consultations.

Alternatively you can print off the questionnaire from www.southwark.gov.uk/canadawateraap complete and return it by post, email or fax to:

**Freepost SE1919/14,
Planning Policy, Chiltern House,
Portland Street, London SE17 2ES
Email address: canadawateraap@southwark.gov.uk
Fax number: 0207 525 5561**

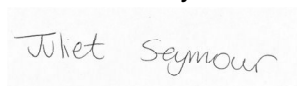
What is the deadline for comments?

All representations should be received no later than **5pm** on **Friday February 20 2009**.

Further information

If you require any further information about the Issues and Options Report, including details of the council's translation service, please contact Sukhie Chohan on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk.

Yours faithfully

A handwritten signature in cursive script that reads "Julie Seymour". The signature is written in black ink on a light-colored, slightly textured background.

Julie Seymour
Planning Policy Manager
Planning Policy and Research

APPENDIX 5: Press advert

Public Notices



CONSULTATION ON THE CANADA WATER AREA ACTION PLAN ISSUES AND OPTIONS PAPER (LOCAL DEVELOPMENT FRAMEWORK) Planning and Compliance Purchase Act 2004 (amended 2005)

The Council is currently preparing the Local Development Framework (LDF) for the Southwark area. The LDF will set out the Council's vision for the area and will be a key document in the planning process. It will also set out the Council's policies on housing, transport, and other issues. The LDF will be subject to a public consultation process. The Council is currently preparing the Local Development Framework (LDF) for the Southwark area. The LDF will set out the Council's vision for the area and will be a key document in the planning process. It will also set out the Council's policies on housing, transport, and other issues. The LDF will be subject to a public consultation process.

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- List of locations in which you can find the documents. Council offices (Planning) across Southwark (Monday-Friday). Council offices (Planning) across Southwark (Monday-Friday). Council offices (Planning) across Southwark (Monday-Friday). Council offices (Planning) across Southwark (Monday-Friday). Council offices (Planning) across Southwark (Monday-Friday).

TO PLACE A NOTICE YOU CAN: TEL 020 7232 1639 FAX 020 7237 1578 EMAIL notices@southwark.gov.uk POST OR IN PERSON SOUTHMARK NEWS, UNIT 3032, TOWER BRIDGE BUSINESS COMPLEX, CLEMENTS ROAD, LONDON, SE10 4DS

Public Notices

LONDON BOROUGH OF SOUTHWARK TEMPORARY TRADING MANAGEMENT ORDER

The Council is currently preparing the Local Development Framework (LDF) for the Southwark area. The LDF will set out the Council's vision for the area and will be a key document in the planning process. It will also set out the Council's policies on housing, transport, and other issues. The LDF will be subject to a public consultation process. The Council is currently preparing the Local Development Framework (LDF) for the Southwark area. The LDF will set out the Council's vision for the area and will be a key document in the planning process. It will also set out the Council's policies on housing, transport, and other issues. The LDF will be subject to a public consultation process.

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TO PLACE A NOTICE YOU CAN: TEL 020 7232 1639 FAX 020 7237 1578 EMAIL notices@southwark.gov.uk POST OR IN PERSON SOUTHMARK NEWS, UNIT 3032, TOWER BRIDGE BUSINESS COMPLEX, CLEMENTS ROAD, LONDON, SE10 4DS



Did you know you can insert a leaflet in the Southwark News? It's a cost effective way to reach thousands of local people. Please call 020 7232 1639 for more information.



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Advertising works Call 0207 232 1639 now to reserve your space

APPENDIX 6: Report locations

Council offices (Opening times 9am-5pm Monday-Friday)

- Town Hall - Peckham Road, London, SE5 8UB
- Chiltern House - Portland Street, London, SE17 2ES

Libraries (Opening times listed individually below)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday, Tuesday and Thursday 10am to 7pm, Wednesday and Friday 10am to 6pm, Saturday 10am to 2pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Albion Street, SE16 7HY
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (*Open 9am- 5pm Monday - Friday*)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG

- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (*Open 9am-5pm Monday – Friday*)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

Copies of the submitted Scoping Report are available on request. Contact: Planning policy team, Chiltern House, Portland Street, SE17 2ES. Tel: 020 7525 5454 (between 9am-5pm, Monday-Friday), Email: planningpolicy@southwark.gov.uk. It is also free to download at [Southwark Council | Your Services | Planning & Building Control | Planning Policy](#).

APPENDIX 6: Summary of Questionnaire Responses

This is a summary of the responses we received through our questionnaire.

1. The boundary of the AAP area

Do you agree with the boundary of the area action plan and the boundary of the core area?

Yes	81.4%
No	18.6%

2. The vision and objectives for the AAP area

Do you agree with the vision and objectives for Canada Water?

Yes	58%
No	42%

3. Shopping - Please select your preferred option:

Option A	20%
Option B	57%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	23%

3a. Albion Street - Please select your preferred option:

Option A	23.6%
Option B	52.8%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	23.6%

4. The road network and car parking - Please select your preferred option:

Option A	23.8%
Option B	50.5%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	25.7%

4a. Public transport - Please select your preferred option:

Option A	6.9%
Option B	73.3%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	19.8%

4b. Walking and cycling - Please select your preferred option:

Option A	17.3%
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Option B	60.6%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	22.1%

5. Leisure and entertainment - Please select your preferred option:

Option A	24.3%
Option B	51.4%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	24.3%

5a. Tourism - Please select your preferred option:

Option A	20.4%
Option B	51.0%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	28.6%

6. Building heights - Please select your preferred option:

Option A	30.6%
Option B	43.9%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	25.5%

6a. Network of open spaces - Please select your preferred option:

Option A	22.8%
Option B	58.4%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	18.8%

6b. Energy and Water- Please select your preferred option:

Option A	25.8%
Option B	52.7%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	21.5%

7. Housing - Please select your preferred option:

Option A	21.2%
Option B	50.5%
If you do not agree with any of the issues and options, or if you feel there is anything we have missed out, please tell us:	28.3%

7a. Affordable housing - Please select your preferred option:

Option A	18.9%
Option B	62.2%
If you do not agree with any of the issues and options, or if	

you feel there is anything we have missed out, please tell us: 18.9%

7c. Bedroom mix - Please select your preferred option:

Option A 36.8%
 Option B 44.8%
 If you do not agree with any of the issues and options, or if
 you feel there is anything we have missed out, please tell us: 18.4%

8. Business floor space and jobs - Please select your preferred option:

Option A 32.3%
 Option B 56.3%
 If you do not agree with any of the issues and options, or if
 you feel there is anything we have missed out, please tell us: 11.5%

8a. Children's services - Please select your preferred option:

Option A 78%
 Any other comment 22%

8b. Health - Please select your preferred option:

Option A 88%
 Any other comment 12%

8c. Police - Please select your preferred option:

Option A 80%
 Any other comment 20%

8d. Faith premises, youth facilities and meeting halls - Please select option A if you agree with the option:

Option A 39.5%
 Option B 39.5%
 If you do not agree with any of the issues and options, or if
 you feel there is anything we have missed out, please tell us: 20.9%

APPENDIX 8: Table of representations

Available on our website at www.southwark.gov.uk/canadawateraap

Have Your Say in the Future of Canada Water

CANADA WATER AREA ACTION PLAN COMMUNITY INVOLVEMENT STRATEGY

October 2008

Southwark Council is preparing a strategy for the continued regeneration and improvement of the Canada Water area. It is important you have your say. This document explains how the strategy for the Canada water area will be prepared and how we will involve you so that you can have your say.

For more information

www.southwark.gov.uk/canadawateraap
canadawateraap@southwark.gov.uk

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2. What is the process and when can I be involved?

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Appendix A – What are the legal requirements for consultation?

Appendix B – Who needs to be involved and how can we target them?

Appendix C – Previous consultation in the Canada Water area

Appendix D – List of local publications and websites

Appendix E – Useful contacts and websites

1. Introduction

Southwark Council is preparing a strategy for the continued regeneration and improvement of the wider Canada Water area. This strategy is known as an area action plan and will explain the vision for the future of the Canada Water area and how that vision will be achieved through new development, transport, service delivery and environmental improvements.

The area action plan will look at how the long-term needs of the Canada Water area and cover things like:

- improving transport and accessibility in the Canada Water area
- improving community facilities, including for schools, arts, culture and leisure
- providing a mix of new good quality and affordable homes
- improving the quality of the local environment
- creating a town centre around Canada Water

The area action plan will be developed in stages and the involvement of residents, workers, businesses and other interested people is very important at each stage.

The purpose and objectives of this strategy

The purpose of this strategy is to make sure that we involve people in preparing the Canada Water Area Action Plan in a way that considers the needs of local people. There are minimum legal requirements for consultation we need to follow and you can read about these in Appendix A. This strategy explains how we will exceed these requirements in preparing the Canada Water Area Action Plan.

After reading this strategy you will know:

- the steps in preparing the Canada Water Action Plan and when you can have your say (this is explained in section 2)
- how your involvement will influence decisions made on the Canada Water Action Plan (this is explained in section 2)
- what is different about the Canada Water area and how we will cater for this when involving local people (this is explained in section 3)
- who is likely to be affected by the Canada Water Action Plan and how we will involve these groups and people (this is explained in section 3)
- the ways we will pass on information and listen to local people, including dates for consultation events (this is explained in section 4)
- how we will provide you with feedback if you make comments (this is explained in section 4)
- how we will monitor our consultation to make sure it is effective and exceeds our legal requirements (this is explained in section 4)
- what resources we have to make this strategy happen (this is explained in section 4)

2. What is the process and when can I be involved?

As with most projects, there are a number of stages in preparing the Canada Area Action Plan. Different decisions need to be made at each stage of the process. The diagram below sets out the steps in preparing the plan for Canada Water and tells you when you can get involved at each stage, and how what you say will feed into decisions made.

The earlier stages present to greatest opportunity for you to feed into and influence the vision and plan for the future of the Canada Water area so it is important that you get involved as early as possible.

Stage What happens during this stage and how can you get involved?

<p>Evidence gathering January to May 2008</p> <p>This involves gathering information about The Canada Water area and understanding the key issues affecting the area's future.</p>	<p>At this stage we prepare:</p> <ul style="list-style-type: none"> • A scoping report for consultation setting out what needs to be considered by the plan to make sure it is sustainable • Tables setting out the information we have on the Canada Water area and what this means for the future of the area • Consultation strategy (this document) • Reports to the Planning Committee and Executive Member for Regeneration 	<p>We will:</p> <ul style="list-style-type: none"> • Present at the March Rotherhithe Community Council • Prepare articles and website updates on the project • Write to everyone on our mailing list about the project <p>You can have your say by:</p> <ul style="list-style-type: none"> • Commenting on the scoping report • Attending the March Rotherhithe Community Council meeting and letting us know how you want to be consulted
<p>Issues and Options November 2008 to February 2009</p> <p>This involves using the information gathered on issues to identify a vision for the Canada</p>	<p>At this stage we prepare:</p> <ul style="list-style-type: none"> • A paper setting out the issues and options • An equalities impact assessment (stage 1) • A consultation plan for this stage • Reports to the Community Council, Planning Committee and Executive on the issues and options and comments received on the scoping report together with our responses to them • A database of your comments and our responses 	<p>We will:</p> <ul style="list-style-type: none"> • Present at the Rotherhithe Community Council and attend other meetings • Publicise the issues and options consultation • Write to people, groups and organisations on our mailing list about the consultation • Hold events, exhibitions and/or workshops (see section 4) <p>You can have your say by:</p> <ul style="list-style-type: none"> • Commenting on the issues and options by writing to us and/or attending a meeting or workshop where these are discussed

What happens during this stage and how can you get involved? →

<p>Stage</p> <p>Water area in the future and different ways (options) this vision could be achieved.</p>	<p>What needs to be decided at this stage?</p> <ul style="list-style-type: none"> • The Rotherhithe Community Council and Planning Committee make comment on the issues and options paper, which we will consider and respond to • The Executive makes the final decision as to whether the issues and options paper is ready for consultation and will also agree the consultation strategy and the consultation plan for this stage 	
<p>Preferred Option</p> <p>June 2009 to August 2009</p> <p>This involves identifying the best option for achieving the vision for Rotherhithe in the future, based on the pros and cons of each possible option and feedback from local people.</p>	<p>At this stage we prepare:</p> <ul style="list-style-type: none"> • A paper setting out the preferred option and the reasons for choosing it over other options • An equalities impact assessment (stage 2) • A report on the sustainability of the preferred options • A consultation plan for this stage • Reports to the Community Council, Planning Committee and Executive on the preferred options and comments received on the issues and options together with our responses to them • A database of your comments and our responses 	<p>We will:</p> <ul style="list-style-type: none"> • Present at the Rotherhithe Community Council and attend other meetings • Publicise the preferred options consultation • Write to people, groups and organisations on our mailing list about the consultation • Hold events, exhibitions and/or workshops (see section 4) <p>You can have your say by:</p> <ul style="list-style-type: none"> • Commenting on the issue and options by writing to us and/or attending a meeting or workshop where these are discussed
<p>What needs to be decided at this stage?</p> <ul style="list-style-type: none"> • The Rotherhithe Community Council and Planning Committee make comments, which we will consider and respond to • The Executive makes the final decision as to whether the preferred options are ready for consultation, based on the reports and all comments that have been made. It will also agree the consultation strategy and the consultation plan for this stage 		

What happens during this stage and how can you get involved?

<p>Stage</p> <p>Publishing the draft plan November 2009 to February 2010</p> <p>Following feedback, the preferred option will be written up in detail as the area action plan for The Canada Water area. This will be submitted to the Secretary of State and will be examined by an independent inspector who will decide whether or not we can adopt the plan and if any changes need to be made.</p>	<p>At this stage we prepare:</p> <ul style="list-style-type: none"> • The draft area action plan for the Canada Water area • A revised equalities impact assessment (stage 2) • A final report on the sustainability of the draft plan • A consultation plan for this stage • Reports to the Community Council, Planning Committee, Executive and Council Assembly on the draft plan and comments received on the preferred options together with our responses to them • A database of your comments and our responses • A statement which explains all the consultation undertaken and how this meets legal requirements • Send any comments you make on the draft plan to the Secretary of State for consideration by an independent inspector 	<p>We will:</p> <ul style="list-style-type: none"> • Present at the Rotherhithe Community Council and attend other meetings • Publicise the draft plan consultation and dates of the Examination in Public, if one is held • Write to people, groups and organisations on our mailing list about the consultation and the Examination in Public, if one is held • Hold events, exhibitions and/or workshops (see section 4) <p>You can have your say by:</p> <ul style="list-style-type: none"> • Commenting on the draft plan by writing to us and/or attending a meeting or workshop where these are discussed. • Your written comments will be considered by an independent inspector. • Attending the Examination in Public, if the Secretary of State decides one should be held.
<p>Adoption By Winter 2010</p> <p>Once the Secretary of State has approved the plan the council will adopt and start using it.</p>	<p>At this stage we prepare:</p> <ul style="list-style-type: none"> • The final plan, making any final changes required by the independent inspector • Copies of the inspector's report on the draft plan • Reports to the Community Council, Planning Committee, Executive and Council Assembly on the outcomes of the examination of the draft plan by the inspector • An equalities impact assessment on any changes made • A sustainability assessment of any changes made 	<p>We will:</p> <ul style="list-style-type: none"> • Present at the Rotherhithe Community Council and attend other meetings • Publicise the adoption of the plan • Write to people, groups and organisations on our mailing list about the adoption of the plan <p>You can have your say by:</p> <ul style="list-style-type: none"> • Making comments to the Rotherhithe Community Council, Planning Committee, Executive or Council Assembly. • You will not be able to suggest changes to the plan at this stage.

Stage **What happens during this stage and how can you get involved?**

What needs to be decided at this stage?

- The council must make any changes the inspector requires. No further changes can be made.
- The final plan is presented to the Rotherhithe Community Council and Planning Committee for comment
- The Executive decides whether to the final plan should be presented to the council assembly for formal adoption
- Council assembly makes the final decision to formally adopt the plan

3. Tailoring consultation to the Canada Water Area

What is different about The Canada Water Area?

By looking at what is different about the Canada Water area in comparison to the rest of Southwark we can make sure that we tailor our consultation on the Canada Water Area Action Plan to most effectively involve local people.

The table below sets out information on people living within the Rotherhithe and Surrey Docks Wards and what this means for the way we will need to consult. In all, it is estimated that there are 22,600 people living in the area, almost 10% of the total borough population¹.

Characteristic	Issues for consultation
<p>Age¹</p> <ul style="list-style-type: none"> • 15% of the residents are under 15 years old, compared to 18% in Southwark. • 43% of residents are under 30 years old, compared to 41% across Southwark. • 10% of residents are over 65 years old, the same as across Southwark. 	<ul style="list-style-type: none"> • Younger people may not be aware of the planning system are unable to attend meetings in the evening, yet they are an important voice. Consultation will need to target youth, this could include attending schools and youth forums in the area and using techniques that would appeal to young people. • Older people may not feel safe to attend meetings in the evening or there may be a lack of respect for their views. Meetings should be held at accessible times and information be provided in easily accessed locations. Groups that represent the interests of older people should also be targeted.
<p>Ethnicity</p> <ul style="list-style-type: none"> • At the 2001 Census 77% of residents identified as White, compared to 63% across Southwark • 13% identified as Black/Black British, compared with 26% across Southwark • 3% identified as Asian and 4% as Chinese, which is close to the Southwark average. 	<ul style="list-style-type: none"> • Minority ethnic groups may fear discrimination and be reluctant to voice their opinion. English may not be their first language. Translators and interpreters may be required. Information should avoid jargon and legal terms. Groups that represent ethnic groups in the area should be targeted.
<p>Country of birth</p> <ul style="list-style-type: none"> • At the 2001 Census, 21% of residents identified as being born outside the UK and the republic of Ireland, compared with 27% in Southwark. Languages spoken include French, Spanish, Chinese and Vietnamese. 	<ul style="list-style-type: none"> • At the very least, all written information will include details of the council's interpreter and translation service but in appropriate circumstances information will be translated into languages spoken locally.
<p>Religion</p> <ul style="list-style-type: none"> • At the 2001 Census, 65% of people identified as being Christian, which is close to the Southwark average. • 4% identified as being Muslim compared to 7% across Southwark, 	<ul style="list-style-type: none"> • The needs of different religious groups may not be well understood and there may be restrictions on how certain individuals can get involved. There may also be fear of discrimination preventing people having their say. Contact with

¹ 2006 Round of Population Estimates, Greater London Authority

Characteristic	Issues for consultation
<ul style="list-style-type: none"> There were a very small number of people identifying as Buddhist, Hindu or Jewish 	<p>faith groups and forums will be important as well as holding events at accessible times and in appropriate venues.</p>
<p>Lone parents</p> <ul style="list-style-type: none"> At the 2001 Census, 8% of households in the area were lone parent households with dependent children, compared with 10% across Southwark. 	<ul style="list-style-type: none"> Lone parents may not be able to afford child minding to attend meetings. A variety of consultation techniques should be used. Another option is to provide childcare at meetings or reimburse part of the cost of childcare and travel for the low waged.
<p>People with disabilities</p> <ul style="list-style-type: none"> At the 2001 Census, 13% of people in the area identified as being disabled (having a limiting long term illness). This compares to 16% across Southwark. 	<ul style="list-style-type: none"> Venues for meetings and exhibitions will need to be accessible. Information will need to be provided in a variety of formats such as audio, large print. Sign-language interpreters may also be needed at meetings.
<p>Employment</p> <ul style="list-style-type: none"> At the 2001 Census, 4.5% of people identified as being unemployed, compared to 6% in Southwark. Most of those in employment had full time jobs, however 6.5% of residents were in part-time work. 10% of people identified as being students, compared to 13% across Southwark. 27% of residents were not economically active, compared to 34% in Southwark. 6% of people are retired, compared to 8% across Southwark. May 2007 data from the Department of Works and Pensions reveals approximately 14% of residents in the area are claiming income benefits of some kind. 	<ul style="list-style-type: none"> The unemployed or low waged may not be able to afford to travel to meetings or obtain information. Information should be provided free of charge to all residents. An option is to reimburse residents for travel to meetings if they are low waged. Shift workers may not be able to come to meetings during the evenings, a variety of meetings times should be used. This could also include lunch time events for workers. Information should be available outside business hours. Email will provide an effective way of communicating with people outside of business hours.
<p>Neighbourhoods</p> <ul style="list-style-type: none"> The Canada Water area can be broken into smaller neighbourhoods with distinct characteristics. Previous consultation has showed differences in views between people living in Surrey Docks ward (with a higher proportion of young professionals) and Rotherhithe ward (with more long term residents, social renters, manual workers and benefit recipients). 	<ul style="list-style-type: none"> Residents living in different parts of the Canada Water area may have different needs and aspirations for the local area, which will need to be considered in preparing the Canada Water Area Action Plan. Consultation may need to be tailored to match the concerns and priorities of people living in different parts of the Canada Water area.

Who is likely to be affected by the Canada Water Area Action Plan?

To make sure that the plan and vision for the future of the Canada Water area is successful everyone that has an interest in the Canada Water area needs to be involved. This is

because we need to make sure that we include all of the issues, discuss all of the options and understand everyone's ideas for making the Canada Water area a better place.

People or groups likely to be affected	Ways to target and involve them
Residents are one obvious group who will be affected by the Canada Water Action Plan. We know from the table above that the residents of the Canada Water area are diverse and have diverse needs which will need to be addressed by the way we consult	We know about a number of organisations and groups that represent the different interests of local people in the Canada Water area, such as faith groups, ethnic forums, youth forums, tenants and residents associations and local amenity groups. It is important all of these groups know about and are involved in the consultation. Many of these groups hold meetings that we can attend.
As well as residents, it will important to involve people who may work or run a business in the Canada Water area or visit the area for leisure.	Consultation will include consulting with local businesses and traders, business interest groups and neighbouring boroughs. Information will need to be made available in locations these people are likely to access, such as tube stations and shopping malls.
General interest groups, such as environmental groups, will also have a say in the future of the Canada Water area to ensure that wider needs are met.	We know of associations and groups concerned with heritage, the environment or ensuring a fair society who we will need to involve in consultation. These groups may hold meetings we can attend.
<p>Certain people and organisations also need to be involved as they will have a role in ensuring what is planned actually happens. These include:</p> <ul style="list-style-type: none"> • Council's development partner for Canada Water (British Land Canada Quays) • Major land owners, including housing associations • Transport agencies and providers • Health authorities and partnerships • Utility providers • Housing providers • Educational establishments • Leisure and entertainment providers • Local councillors • Officers from across the council, such as housing, education, environmental services, children's services and community services 	<p>We will need to meet with these groups and individuals and ensure they understand their role in preparing and delivering the Canada Water Area Action Plan. They will also need to know how this fits in with the work they do. We have lists of these groups and individuals so we can get in contact with them and include them in mail outs.</p> <p>The council coordinates a landowners forum which is attended by major landowners in the Canada Water area.</p> <p>We will need to brief local councillors and ensure that they are involved in preparing the plan. Attendance at the Rotherhithe Community Council will also be a good way of reach councillors as well as local people.</p>

Appendix B sets out in detail groups, organisations and partnerships that we currently know about and who we think need to be involved in preparing the Canada Water Area Action Plan. This list is not necessarily complete and needs to be kept up to date.

General barriers to involving people

As well those relating to the different needs of people, there are also general barriers to involving people that need to be overcome. These include:

Barrier	How we can overcome this barrier
A lack of knowledge about planning and planning processes	We can provide training to any group or individual. This consultation strategy will also help explain the process.
Jargon and legal terms making it hard to understand documents or putting people off	We will use plain English and avoid jargon and legal terms. Glossaries will explain any technical terms that must be used. Graphics and illustrations will be used as much as possible. Documents will be as concise as possible. Layout of documents will be clear.
A lack of interest in planning. People may feel they have other priorities and may not see the relevance of planning to their lives	We will explain the importance of planning and how it relates to the things that concern people the most, focussing on outcomes rather than explaining procedure and legal requirements. We can use a range of interesting consultation methods and ensuring meetings and information is focussed on the issues that concerns people the most.
A lack of time to get involved	We will be focussed and concise and provide different ways of having your say, such as short questionnaires.
Difficulty understanding what proposals mean in the real world, ie. how will the look and feel of their area change as a result of what is written in the plan?	We will use examples to explain concepts, and visual materials such as illustrations, models and display boards as much as possible. We could use techniques like “a day in the life of XXX in the Canada Water area in 2018” to describe change.
Lack of information or knowledge that the plan is even being prepared	We will ensure information is available at all times of the day, in variety of formats and in locations people frequent, such as tube stations and shopping malls, as well as websites and household newsletters.
Consultation fatigue and feelings that the consultation won't amount to much.	We need to be clear and up front about the level of influence local people can have and what can and cannot be achieved by the Canada water Area Action Plan. We need to coordinate consultation in the area and review previous consultation exercises to make sure we are not repeating ourselves unnecessarily. We could also show examples of how planning has led to positive changes in the local area.

Considering other consultation carried out in the Canada Water area

There already has been much consultation with local people in the Canada Water area about issues that affect them and their views about future development. This consultation can be grouped into three main projects:

- **Canada Water Masterplan:** which deals with how sites around Canada Water tube station can be developed to help create a town centre in the Canada Water area. This includes recent consultation on the new Canada Water library;
- **The Southwark Plan:** the main planning document setting out the rules that development across the borough needs to meet. This includes a vision for Canada Water town centre;
- **Canada Water Supplementary Planning Guidance:** this explains the vision and planning policies for development of sites around Canada Water tube station.

There has also been consultation on a number of planning applications for new development particularly focussed around the Canada Water area.

Appendix C summaries the consultation that has taken place in the Canada Water area since 2001.

This previous consultation needs to be factored into consultation on the Canada Water Area Action Plan as provides both opportunities and barriers to how we involve local people, as follows:

Opportunities	Barriers
<ul style="list-style-type: none"> • There is a lot of information already available on the needs, priorities and viewpoints of local people that will help us understand the issues that the action plan needs to address. 	<ul style="list-style-type: none"> • We need to be careful not to unnecessarily repeat consultation that has already been carried out as this would not be a good use of people’s time or resources. • We should only collect the same information again if it is likely to have changed since it was first collected. • Much of the information we have comes mainly from residents who live in private accommodation. We need to expand the range of views we have. • We need to make sure our consultation is more focussed
<ul style="list-style-type: none"> • We can learn from consultation that has taken place as to what works and what doesn’t and how best to get local people interested and involved. • Local people may have a better understanding of the planning process as a result of the previous consultation exercises undertaken. • The new Canada Water library is an example of a positive change that is happening in the area. • Planning applications on specific sites is also a sign that change is happening. • Consultation on the area action plan can build on this momentum. 	<ul style="list-style-type: none"> • People may be reluctant to get involved in more consultation given all that has taken place. • We need to let people know that we are listening to what they have already said. • We need to make consultation relevant and interesting and focussed on outcomes. • There may be confusion on how the action plan differs from the previous documents consulted on. Negative attitudes to these previous projects, such as a lack of anything every happening, could carry over to consultation on the action plan. • We will need to show how the action plan is different from previous documents and will lead to changes actually happening. • Need to also draw local people’s

	attention to positive change that is already beginning to happen (such as the library) as a result of previous consultation.
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As well as past consultation we need to consider what other projects will take place at the same time as the Canada Water Area Action Plan and involve consultation. A number of other planning documents are being prepared at the same time, including the Core Strategy for Southwark. We need to coordinate consultation on these documents to avoid repetition and confusion. It is important that the area action plan is used as the tool for informing and involving local people in all decisions about the long-term future of the Canada Water area.

Consultation on the development of large sites around the Canada Water tube station are likely to happen around the same time as consultation on the area action plan. Consultation on individual planning applications will still need to take place separately. It may be possible to tie in with any consultation events held for these developments, however it will need to be made clear that the planning applications are separate to the Canada Water Area Action Plan. There is the risk of opposition to the area action plan occurring because people are not happy with development proposals in the area, or due to negative experiences of construction activity. There will be a need for the area action team to remain in close communication with council's development partner British Land Canada Quays.

4. How we will communicate with and listen to local people

Our commitments to involving local people are to:

- Empower local people to participate in the Canada Water Area Action Plan
- Recognise the diversity of the Canada Water area community and make sure everyone who may be affected is encouraged to have their say. This includes reaching out to people we may not have heard from in the past and holding events at accessible times and locations.
- Make sure our consultation promotes good community relations and positive feelings about the future of the Canada Water area and the planning process.
- Communicate clearly, openly and honestly and keeping people informed at all stages of the process. Making information easily to access and understand.
- Avoid asking questions local people have already answered in recent consultation.
- Work with local groups and organisations to tailor consultation exercises and where possible make use of existing planned events, meetings and communication channels.
- Make consultation relevant and interesting to those who will be affected by the Canada Water Area Action Plan.
- Exceed the minimum legal requirements for involving people and making sure we follow Southwark's Statement of Community Involvement.

We will be clear with local people about the following:

- How feedback will be used to make decisions and what has already been decided.
- What the outcomes of the Canada Water Area Action Plan will be; how these affect local people and change the local area (the wider Rotherhithe area is covered, not just Canada Water).
- The limitations of the Canada Water Area Action Plan and what it cannot do.
- How the Canada Water Area Action Plan differs from previous planning documents and the Canada Water Masterplan. It is about pulling together projects to improve the Canada Water area and making sure what's planned happens.
- How previous consultation has been taken into consideration in preparing the Canada Water Area Action Plan.
- How agreed or proposed developments yet to be built will be affected. The Area Action Plan will build on change that is already happening in the area, such as the new Canada Water library.
- How consultation on the area action plan will feed into preparing the core strategy for Southwark which is being prepared at the same time.

What will happen at each stage of the process?

Section 2 explains the stages in preparing the Canada Water Area Action Plan. At each stage there will be a period of consultation which will include:

- A period of usually 6 weeks when you will be able to make written comments on draft documents. This is known as "formal consultation" as it is the amount of time we must give by law.
- most stages will also include an extra 6 week period before the "formal consultation" to allow time for people to get and understand the information they need.

At the beginning of each stage, we will publish a detailed consultation plan that will set out the final consultation timetable for that stage.

As a minimum, at each stage we will:

- Give presentations at the Rotherhithe Community Council and Area Housing Forum, and where necessary meet other local groups and organisations such as youth forums, schools and multi-faith forums.
- Provide council's call centre with up-to-date information and the community with accurate phone numbers so that key information can be given over the phone.
- Take part in local public events and exhibitions.
- Put articles in local newsletters and press, including It's News.
- Publishing information on our website and other local websites, including the Canada Water website.
- Produce and distribute summary leaflets and flyers.
- Display all documents in libraries, one-stop-shops and local council offices.
- Brief and keep community involvement officers and other council officers up to date.
- Send out letters (or email if preferred) to our mailing list explaining what is happening, where people can get information from, who to contact for more information and how they can have their say.
- Contact key local groups, organisations, agencies by phone if necessary to encourage their involvement.
- Provide support on how to make written comments. Using questionnaires along side more formal comment forms has been shown to improve the number and range of people responding.

All written information and verbal presentations will meet the standards set out in Southwark's Statement of Community Involvement by:

- Being clear, to the point, and in plain English.
- Using illustrations, diagrams, photos, models and computer visualisations as much as possible in preference to text.
- Avoiding acronyms, abbreviations and jargon and explaining technical issues;
- Should include details of the council's interpreter and translation service for the main languages identified in Southwark;
- Should be available on request in large fonts, Braille or audiotape;

There will also be other ways that we will communicate with and involve local people. These will vary at each stage depending on the issues that are most important to people, feedback from previous consultation and discussion with local groups on what would work best for them. Some ideas include:

- Training workshops for the public and council officers on planning.
- Placing information and notices in public buildings, local notice boards, pubs, bars, shops, bus stops and tube stations.
- Having a regularly updated display, such as in a shopping centre, library or leisure centre.
- Arts programme especially with young people.
- Family fun day.
- Historical walks.
- Cycling tours.
- Make video booth to record people's views.
- Film/video by local college to be screened at events.
- Computer generated film showing how the Canada Water area may look in the future that can then be given away on DVD.
- Game illustrating the trade-offs between factors of density, housing types, affordable housing, open space and community facilities using a game board showing the Canada Water area divided into squares that can be develop din different ways. This was shown to be very successful for the Aylesbury Area Action Plan.

- Postcards
- Drawing and writing competitions with schools, describing the Canada Water area in the future. Prizes awarded at consultation events, design competition at local groups, leaflet.
- Having virtual notice boards, virtual forums, on line representation forms and questionnaires on our website.
- Using text messaging service.

The council's Statement of Community Involvement explains how different consultation methods can be used to target different people and groups.

Other ways of hearing people

We need to be realistic and realise that no matter what, some people will never get involved in the events or take opportunities to voice their concerns and comments formally. However there may be other ways that these people express their opinions, such as local web-based discussion forums, news sections on the websites of local groups, and the comments sections of local newspapers and newsletters. We will regularly check these for anything of relevance to the Canada Water Area Action Plan.

How we will provide you with feedback if you make comments

Comment forms will be made available on the website, at all meetings and events that we attend, at council offices and buildings or by asking us.

At the end of each stage of consultation, we will collect all comments made and enter them into a database. We will then respond to each comment made and explain the reasons for certain outcomes and decisions so that people can understand the value and influence of their contributions in developing the Rotherhithe Area Action Plan.

At the end of each stage, we will publish a consultation report that explains the consultation we have carried out in each stage, the comments received, our responses to them and how comments have influenced the preparation of the plan.

We will make sure that:

- If you give us written comments you will be sent a written acknowledgement via email or letter within 10 days.
- All people who have made comments will be sent updates on progress of the Rotherhithe Area Action Plan.
- All comments and officer responses will be made available on council's website and to key decision makers.
- Feedback will be given face to face through community council meetings and other meetings and events.
- You know where you can view all comments made and response to them, the consultation report, committee dates, availability of the agenda, report and minutes and about the arrangements for public speaking at meetings.

Monitoring our consultation

We will monitor our consultation to make sure it is effective, meets the commitments set out at the beginning of this section and exceeds the legal requirements.

We will do this by collecting information on:

- The number of people who attend meetings, events and send in written comments.

- Their gender, age, ethnicity, disability, sexual orientation and religion/belief (this will be done anonymously).
- How satisfied you are with your involvement and what you thought about the different techniques we used.

In addition to this we will also set minimum targets on a number of things like how many people we think need to be involved, how many meetings we should attend, how many bulletins we should produce. We will always look for ways to exceed these targets where possible. These targets are set out in **Appendix B**.

Please assist us by filling out monitoring forms. It is very important that we collect this information so that we can improve how we carry out consultation and make sure that we focus our resources in areas where we need to most.

The consultation report will summarise the monitoring information we have collected.

5. What resources do we have to make it happen?

To prepare and develop the Canada Water Area Action Plan resources, such as staff and money, will need to be identified so that we can involve and engage the community effectively.

Staff

There are three dedicated officers that are responsible for coordinating the work and consultation carried out on the Canada Water Area Action Plan.

As well as this, a number of other officers from across the council will be involved in working together to coordinate and combine resources. We will specifically seek help and advice from the:

- Community Involvement and Development Unit
- Social Policy Unit
- Community engagement officers working group
- Communications officers from within the council
- Housing and resident involvement officers

A project board and project executive has also been established to keep senior council offices updated with the project.

A diagram of how different organisations and council departments will be involved is included at **Appendix F**.

Existing meetings, events and publications

We will use a number of existing consultation forums, organisations, networks and local publications in and around Rotherhithe to give out information and encourage community involvement. These include:

- Rotherhithe Community Council and Area Housing Forum
- Publications such as Southwark Life and It's News (see **Appendix D**)
- Websites such as canadawater-southwark.co.uk (see **Appendix D**)
- Existing networks such as Southwark Action for Voluntary Organisations (SAVO), Youth providers Network and Multi-Faith Forum (see **Appendix B**)
- Canada Water Land Owners Forum

Other resources

The council is considering purchasing software that will allow us to receive comments on-line and will help with how we present document on-line. This will make it easier for people to read and provide comments on documents and also speed up the time it takes to collect and respond to comments.

Council has a development partner, British Land Canada Water, who will help it develop the sites around the Canada Water station. It may be possible to use some of their resources, such as 3D visualisation software, to help more effectively consult local people.

Appendix A – What are our legal requirements?

The government sets legal requirements for consultation that we must meet. These are contained in a legal document called the Town and Country Planning (Local Development) (England) Regulations (2004). Further explanation of these legal requirements is provided in a document called Planning Policy Statement 12 Local Spatial Planning (PPS12).

One of the key principles in these documents is that we involve the community at an early stage, when they can have the most influence, and continue to consult them at each stage of preparing a planning document.

The minimum we must do by law is:

- Send a copy of the sustainability assessment scoping report to Natural England, English Heritage and the Environment Agency for comment, giving them 5 weeks to respond
- Consult on preferred options and the draft area action plan for 6 weeks by:
 - writing to a set list of “statutory consultees” (which include government agencies, utility providers and the police)
 - displaying documents at council offices
 - placing an advertisement in local press; and
 - publishing documents on the council’s website

(Regulation 26, of the Town and Country Planning (Local Development) (England) Regulations 2004).

We need to record all comments received and show how we have taken them into consideration. When we send the draft area action plan to the Secretary of State, we need prepare a consultation statement that summarises the main issues raised by these comments and how they have been addressed in preparing the area action plan *(regulation 28 of the Town and Country Planning (Local Development) (England) Regulations 2004).*

The council also needs to prepare a statement of community involvement. Southwark’s Statement of Community Involvement sets out how and when we will involve the community in the preparation of planning policy documents and the determination of planning applications. Southwark’s Statement of Community Involvement commits us to exceeding the minimum legal requirements for consultation.

All consultation carried out as part of the Canada Water Area Action Plan will have to be in compliance with PPS 12 and our Statement of Community Involvement.

When the independent inspector examines the draft area action and decides if it should be formally approved, one of the things they will consider (known as a “test of soundness”) is whether the area action plan has been prepared in compliance with the statement of community involvement.

To find out more go to:

PPS 12

<http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp>

Southwark’s Statement of Community Involvement

www.southwark.gov.uk/SCI

Appendix B – Who needs to be involved and how can we target them?

Type of Consultee	Name of Consultee	How we target them	Action/target?
• Neighbouring boroughs	<ul style="list-style-type: none"> • London borough of Lambeth • London borough of Lewisham • London borough of Westminster • Corporation of London • London borough of Croydon • London borough of Bromley • London borough of Tower Hamlets 	<ul style="list-style-type: none"> • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP. • To receive comments from each borough at issues and options stage and preferred options stage. • To promote joined up thinking with neighbouring authorities regarding issues and options raised.
• National and local heritage associations and groups	<ul style="list-style-type: none"> • English Heritage • Southwark Heritage Association 	<ul style="list-style-type: none"> • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP. • To receive comments from each of these groups at issues and options stage and preferred options stage. • To test the heritage credentials of the AAP.
• National, regional and local environmental associations and groups	<ul style="list-style-type: none"> • Natural England • Environment Agency • Southwark Friends of the Earth • Wildlife Trust 	<ul style="list-style-type: none"> • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP. • To receive comments from each of these groups at issues and options stage and preferred options stage. • To aid the development of the AAP with the environment in mind.
• Regional government and regional governmental bodies	<ul style="list-style-type: none"> • Secretary of State • Government Office for London • Greater London Authority • London 	<ul style="list-style-type: none"> • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP. • To receive comments from each of these groups at issues and options stage and preferred options stage. • To aid the development of the AAP with regional policy in mind.

Type of Consultee	Name of Consultee	How we target them	Action/target?
	<ul style="list-style-type: none"> Development Agency • Probation Service 	and Publishing the Draft Plan Stage.	
<ul style="list-style-type: none"> • National and regional transport agencies and providers 	<ul style="list-style-type: none"> • Highways Agency • Strategic Rail Authority • Transport for London 	<ul style="list-style-type: none"> • To meet and involve these groups at Issues and Options and Preferred Options Stages. • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP. • To receive comments from each of these groups at issues and options stage and preferred options stage. • To aid the development of the AAP with transport issues in mind.
<ul style="list-style-type: none"> • Regional and local health authorities and partnerships 	<ul style="list-style-type: none"> • South East London Strategic Health Authority • Southwark Primary Care Trust • Healthy Southwark Partnership 	<ul style="list-style-type: none"> • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP. • To receive comments from each of these groups at issues and options stage and preferred options stage. • To aid the development of the AAP with health provision in mind.
<ul style="list-style-type: none"> • Regional emergency services and local crime and safety groups 	<ul style="list-style-type: none"> • Metropolitan police authority • British Transport Police • London Fire and Emergency Planning Authority • London Fire Brigade • London Ambulance Service • Southwark Police Consultative Group • Crime Concern Trust • Safer Southwark Partnership 	<ul style="list-style-type: none"> • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP. • To receive comments from to Southwark police consultative forum and the Safer Southwark Partnership at issues and options stage and preferred options stage. • To aid the development of the AAP with crime prevention and safety in mind.
<ul style="list-style-type: none"> • Utility providers 	<ul style="list-style-type: none"> • Thames Water Property 	<ul style="list-style-type: none"> • Send Email and letter updates to our mailing list. 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP.

Type of Consultee	Name of Consultee	How we target them	Action/target?
	<ul style="list-style-type: none"> • Services • Coal Board 	<ul style="list-style-type: none"> • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. 	<ul style="list-style-type: none"> • To receive comments from utility providers at issues and options stage and preferred options stage. • To aid the development of the AAP with utility infrastructure in mind.
<ul style="list-style-type: none"> • Housing providers and housing groups 	<ul style="list-style-type: none"> • Southwark Housing Association Group • House Builders Federation • Family RSL • Guinness Trust • Hexagon RSL • Hyde RSL • London Quadrant Housing Trust • Metropolitan Housing Trust • Cambridge House • Peabody Trust • Presentation RSL • South London Family RSL • Ujima • Wandle RSL • ARHAG • Housing for Women • Central and Cecil Housing Trust • Lambeth and Southwark Housing Society • Samuel Lewis Knights Court • Habinteg • Octavia Hill Housing trust • Southwark and London Diocesan Housing Association • Anchor Sheltered Housing • ABC Southwark Housing Co-op 	<ul style="list-style-type: none"> • To meet with each RSL owning land in the Canada Water area at Issues and Options Stage. • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Make presentations and conduct workshops at the Area Housing Forum. 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP. • To receive comments from the Southwark Housing Association Group at Issues and Options Stage and Preferred Options Stage. • To aid the development of the AAP with housing need in mind.
<ul style="list-style-type: none"> • Local residents and residents groups 	<ul style="list-style-type: none"> • Canada Water Consultative Forum 	<ul style="list-style-type: none"> • Inform through local newsletters and press (a list of local publications and websites is 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP.

Type of Consultee	Name of Consultee	How we target them	Action/target?
	<ul style="list-style-type: none"> • Rotherhithe Area Housing Forum • All TRAs in the action area • Southwark Group of Tenants Association 	<p>contained within Appendix D)</p> <ul style="list-style-type: none"> • Participate at local events • Make presentations and conduct workshops at the Rotherhithe Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers • Carry out Exhibitions and produce displays in local public assembly areas and buildings and at local events. • Each document that is produced will be displayed in libraries, one-stop shops and local council offices. • At least one leaflet or flyer for the Issues and Options Stage, Preferred Options Stage and Publishing the Draft Plan Stage will be produced and distribute to local libraries, one-stop shops and area housing offices and other public venues 	<ul style="list-style-type: none"> • To maximise representations received from local residents groups identified at Issues and Options Stage and Preferred Options Stage. • To aid the development of the AAP with local residents views in mind.
<ul style="list-style-type: none"> • Local businesses 	<ul style="list-style-type: none"> • Southwark Education Business Alliance • Southwark Chamber of ecommerce 	<ul style="list-style-type: none"> • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other 	<ul style="list-style-type: none"> • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the local economy in mind. • To maximise representations received from local businesses identified at Issues and Options Stage and Preferred Options

Type of Consultee	Name of Consultee	How we target them	Action/target?
		<p>local meetings</p> <ul style="list-style-type: none"> • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers 	<p>Stage.</p>
<ul style="list-style-type: none"> • Local environmental and amenity groups 	<ul style="list-style-type: none"> • Canada Water Campaign • CRISP • Green Lanes Network • Groundwork Southwark • London Wildlife Trust • Southwark Biodiversity Partnership 	<ul style="list-style-type: none"> • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	<ul style="list-style-type: none"> • To maximise representations received from local environmental and amenity groups identified at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the local amenity and environment in mind.
<ul style="list-style-type: none"> • Local black and minority ethnic community 	<ul style="list-style-type: none"> • African Heritage Association • African Regeneration Association • African Root Men's Project 	<ul style="list-style-type: none"> • Attend equalities and diversity panel at issues and options and preferred options stages. • Inform through local newsletters and press (a list of local publications and websites is 	<ul style="list-style-type: none"> • To maximise representations received from local black and minority ethnic groups identified at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada

Type of Consultee	Name of Consultee	How we target them	Action/target?
	(ARMPRO) • Association of Minority • Black Elderly Group Southwark • Caribbean Ecology Forum • International Ass of African Women • Educational Alliance Africa • Ethno News • Multi-lingual Community Rights Shop • Sierra Leone Community Forum • Somali Health and Education Project • South Asian Elderly Organisation • South East Asian Elderly • South East Muslim Association • South London Arab • Southwark Bhagini Samaj • Southwark Black Elderly Group • Southwark Cypriot & Turkish Cultural Society • Southwark Cypriot Day Centre & Elders Group • Southwark Cypriot Turkish Association • Southwark Ethnic Business Partnership • Southwark Muslim Pensioners Group • Southwark Muslim Women's Association • Southwark Race	contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers.	Water AAP. • To aid the development of the AAP with the local black and ethnic minority's views in mind.

Type of Consultee	Name of Consultee	How we target them	Action/target?
	and Equalities Forum <ul style="list-style-type: none"> • Southwark Turkish & Cypriot Group • Southwark Turkish Education Group • Southwark Turkish Elderly • Southwark Vietnamese Chinese Community • Southwark Vietnamese Refugee Association • Vietnamese Women's Group 		
<ul style="list-style-type: none"> • Local faith groups 	<ul style="list-style-type: none"> • Faith Area Network • Multi-faith Forum 	<ul style="list-style-type: none"> • Attend multi-faith forum at issues and options and preferred options stages. • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	<ul style="list-style-type: none"> • To maximise representations received from local faith groups identified at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the local faith group's views in mind.
<ul style="list-style-type: none"> • Local educational establishments 	<ul style="list-style-type: none"> • Learning and Skills Council • Southbank 	<ul style="list-style-type: none"> • Inform through local newsletters and press (a list of local publications and websites is 	<ul style="list-style-type: none"> • To maximise representations received from local educational establishments identified at Issues

Type of Consultee	Name of Consultee	How we target them	Action/target?
	University • Southwark College • Goldsmiths University • University of Arts (Camberwell)	contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers.	and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with local educational needs in mind.
• Local leisure and entertainment providers	• Seven Islands Leisure Centre • Rotherhithe Library	• To meet and involve leisure and entertainment providers at Issues and Options and Preferred Options Stages. • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.	• To receive comments from each of these groups at issues and options stage and preferred options stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the local leisure and entertainment views in mind.

Type of Consultee	Name of Consultee	How we target them	Action/target?
		<ul style="list-style-type: none"> • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	
<ul style="list-style-type: none"> • Local gay, lesbian, bisexual and transgender community 	<ul style="list-style-type: none"> • Southwark LGBT Network 	<ul style="list-style-type: none"> • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	<ul style="list-style-type: none"> • To receive comments from the Southwark LGBT Network at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the LGBT communities views in mind.
<ul style="list-style-type: none"> • Local disability groups; 	<ul style="list-style-type: none"> • Southwark Disabilities Forum • Action for Blind People (Training Centre) • Sherrie Eugene Community Deaf Association • Southwark Phoenix and Leisure Club for People with Disabilities 	<ul style="list-style-type: none"> • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options 	<ul style="list-style-type: none"> • To receive comments from the Southwark Disabilities Forum at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the local disability group's needs in mind.

Type of Consultee	Name of Consultee	How we target them	Action/target?
		<p>Stage, Preferred Options Stage, and Publishing the Draft Plan Stage.</p> <ul style="list-style-type: none"> • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	
<ul style="list-style-type: none"> • Local older population; 	<ul style="list-style-type: none"> • Southwark Pensioners Forum • Age Concern Southwark Community Support • Southwark Muslim Pensioners Group 	<ul style="list-style-type: none"> • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	<ul style="list-style-type: none"> • To receive comments from the Southwark Pensioners Forum at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the local older populations needs in mind.
<ul style="list-style-type: none"> • Local youth groups; 	<ul style="list-style-type: none"> • Rotherhithe Youth Forum • Youth Providers Network • Young Southwark • Community Youth Provision Ass. • Youth Concern UK • Springboard for Children • Springboard Southwark Trust 	<ul style="list-style-type: none"> • Attend Rotherhithe Youth Forum and Youth Providers Network at issues and options and preferred options stages. • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to 	<ul style="list-style-type: none"> • To receive comments from Rotherhithe Youth Forum and Young Providers Network and maximise representations received from local youth groups identified at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the local youth group's views in mind.

Type of Consultee	Name of Consultee	How we target them	Action/target?
		<p>our mailing list.</p> <ul style="list-style-type: none"> • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	
<ul style="list-style-type: none"> • Local traveller and gypsy population. 	<ul style="list-style-type: none"> • Southwark Travellers Action Group 	<ul style="list-style-type: none"> • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	<ul style="list-style-type: none"> • To receive comments from the Southwark Travellers Action Group at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the local traveller and gypsy population's views in mind.
<ul style="list-style-type: none"> • Local refugee and asylum seeker population 	<ul style="list-style-type: none"> • Southwark Day Centre for Asylum Seekers • Southwark Refugee Artists Network • Southwark Refugee Education Project • Southwark 	<ul style="list-style-type: none"> • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other 	<ul style="list-style-type: none"> • To receive comments from the Southwark Refugee Project at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with the local refugee and asylum

Type of Consultee	Name of Consultee	How we target them	Action/target?
	Refugee Project	<p>local meetings</p> <ul style="list-style-type: none"> • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	seeker population's views in mind.
• Land owners	• Canada Water Land Owners Forum	<ul style="list-style-type: none"> • To attend the land owners forum at both Issues and Options and Preferred Options Stages and actively involve key land owners who can help deliver improvements in the Canada Water area. • Inform through local newsletters and press (a list of local publications and websites is contained within Appendix D) • Participate at local events • Make presentations and conduct workshops at Community Councils, Area Forums and other local meetings • Send Email and letter updates to our mailing list. • Attend site visits/meetings as required. • An on-line representation form will be available on the Southwark website at the Issues and Options Stage, Preferred Options Stage, and Publishing the Draft Plan Stage. • Provide the Southwark BC call centre with up-to-date information and the community with accurate phone numbers. 	<ul style="list-style-type: none"> • To receive comments from the land owners at Issues and Options Stage and Preferred Options Stage. • To raise awareness of the Canada Water AAP. • To aid the development of the AAP with relevant land owner's views in mind.

Appendix C – Previous consultation in the Canada Water area

When	What	How it was publicised	What methods were used?	Who was audience?	Outcomes	What it means for the Canada Water AAP consultation
2001	Early consultation on future of sites around Canada Water station to prepare developer brief for the area	<ul style="list-style-type: none"> Council worked closely with Canada Water Consultative Forum Local people approached in the street. Workshops advertised in local paper, posters and newsletter Letter to selected groups and agencies 	<ul style="list-style-type: none"> Topic papers and vision prepared by Canada Water Consultative Forum Meetings with CWCF to agree developer brief MORI survey of residents' views on what they liked and disliked most about Rotherhithe Peninsular and what additional facilities were needed. Series of workshops Draft brief sent to selected agencies for comment 	<ul style="list-style-type: none"> Land owners and residents are part of the Canada Water consultative forum. General public 2 workshops targeted had to reach groups Selected agencies included government agencies, PCT, neighbouring boroughs, Wildlife Trust 	<ul style="list-style-type: none"> Topic papers identifying issues in the area 405 adults interviews at 26 sites across Rotherhithe Results of survey published, setting out residents' views about the area Report on workshops published 	<ul style="list-style-type: none"> Information collected through this consultation can be used to help us understand the issues that the Canada Water Area Action Plan needs to address. There may be confusion between how the area action plan is different from the master plan, particularly amongst the targeted groups
September 2001	Southwark Plan Information gathering on issues	<ul style="list-style-type: none"> Mail out using council mailing list Copies of documents at council venues Council website Advertisement in local press 	<ul style="list-style-type: none"> Invitations for comment on local issues papers Workshop on local issues paper Street survey of 50 people in area on local issues Session with students at local school Presentations at Community Council 	<ul style="list-style-type: none"> General public, local groups and government and non-government agencies Students 	<ul style="list-style-type: none"> Local issues paper for Rotherhithe and Bermondsey Feedback form local people on issues important to them 	<ul style="list-style-type: none"> Information collected through this consultation can be used to help us understand the issues that the Canada Water Area Action Plan needs to address. There may be confusion as to the difference between the Southwark Plan and AAP

When	What	How it was publicised	What methods were used?	Who was audience?	Outcomes	What it means for the CanadaWaterAAP consultation
November 2002 to February 2003	Canada Water Supplementary Planning Document Consultation on first version of the SPG	<ul style="list-style-type: none"> • Mail out using council mailing list • Copies of documents at council venues • Council website • Press advertisement 	<ul style="list-style-type: none"> • Draft issued for comment 	<ul style="list-style-type: none"> • General public, local government and non-government agencies 	<ul style="list-style-type: none"> • 47 people sent comments, largely on the SPG itself and not wider area issues 	<ul style="list-style-type: none"> • Information collected would not be very relevant for the area action plan. • There may be confusion as to the difference between the SPG and AAP
May 2003	Canada Water Masterplan Short listing developer proposals	-	<ul style="list-style-type: none"> • Quality Panel set up to help decide who was short listed. 	<ul style="list-style-type: none"> • Panel included representatives from Canada Water Consultative Forum and council officers. 	<ul style="list-style-type: none"> • Input into short-list 	<ul style="list-style-type: none"> • Potential for CWCF to experience consultation fatigue as they have been heavily involved in consultation on the master plan
2003	Canada Water Masterplan Exhibition of three short-listed proposals as part of selection of preferred development partner	<ul style="list-style-type: none"> • It's News Newsletters sent to every household in SE16 • Canada Water website • Bus shelter adverts and posters at Canada Water station • Letter to selected groups and agencies 	<ul style="list-style-type: none"> • Exhibition held at Canada Water Dock displaying short-listed proposals for Canada Water • Feedback forms, including through website • MORI survey of residents asking them to rate short-listed proposals • Articles in It's News and on website • Outreach work to local schools involving 70 students • Info packs sent to selected agencies inviting comment 	<ul style="list-style-type: none"> • General public • Selected agencies included government agencies, PCT, neighbouring boroughs, Wildlife Trust 	<ul style="list-style-type: none"> • Over 1,100 people attended exhibition, 524 feedback forms received, mostly from residents who are owner occupiers/private renters. • Information on how much importance local people attach to different issues affecting Rotherhithe and what improvements they would like to see in the area. • Over 500 people surveyed by MORI, aimed to be representative of local population. Results of survey published, 	<ul style="list-style-type: none"> • Information collected through this consultation can be used to help us understand the issues that the Canada Water Area Action Plan needs to address. • There may be confusion between how the area action plan is different from the master plan, particularly amongst the targeted groups. Danger of consultation fatigue. • Very few comments were received from local employees and businesses or people in social housing.

When	What	How it was publicised	What methods were used?	Who was audience?	Outcomes	What it means for the CanadaWaterAAP consultation
October to December 2004	Canada Water Supplementary Planning Document Consultation on second version of the SPG	<ul style="list-style-type: none"> • Mail out using council mailing list • Copies of documents at council venues • Council website • Press articles 	<ul style="list-style-type: none"> • Public information display at Surrey Quays Shopping Centre • Public meeting • Presentation at Community Council and Canada Water Consultative Forum • Leaflets 	<ul style="list-style-type: none"> • General public, local groups and government and non-government agencies 	<p>indicating local people's feelings about development in the area</p> <ul style="list-style-type: none"> • 184 people sent comments, largely on the SPG itself and not wider area issues 	<p>These may need to be targeted more through the AAP consultation to get a balanced range of views.</p> <ul style="list-style-type: none"> • Information collected would not be very relevant for the area action plan. • There may be confusion as to the difference between the SPG and AAP
March to June 2005	Canada Water Masterplan Consultation on first version of master plan		<ul style="list-style-type: none"> • Series of theme led workshops focussed on Transport and Access, Community Facilities, Design Quality, Environmental Quality • Carer contribution scheme • Shuttle-bus • Materials in multiple formats 	<ul style="list-style-type: none"> • General public • Canada Water Consultative Forum • Canada Water Campaign Group • Rotherhithe Community Council • Rotherhithe Area Housing Forum • Canada Estates TRA • Rotherhithe Youth Forum 	<ul style="list-style-type: none"> • Over 100 people attended, mostly residents who were owner occupiers. • Record of the issues concerning local people, both in Canada Water and the wider Rotherhithe area. • List of issues outside scope of master plan needing to be addressed in future 	<ul style="list-style-type: none"> • Information collected may be relevant for the area action plan. • Mostly residents of private housing providing feedback. AAP consultation may need to target other types of people to get balanced set of views. • The groups targeted could experience consultation fatigue and may be confused

When	What	How it was publicised	What methods were used?	Who was audience?	Outcomes	What it means for the CanadaWaterAAP consultation
July 2005	Revised Canada Water Masterplan Exhibition of revised master plan at Seven Islands Leisure Centre and The Event	<ul style="list-style-type: none"> Postcard invite and It's News Newsletter article, sent to all SE16 households Press ads Canada Water website Posters and flyers 	<ul style="list-style-type: none"> Summary pamphlet Display panels 3D model Feedback form asking for rating of schemes Articles in It's News and on Canada Water website and in local press Presentations made to local groups 	<ul style="list-style-type: none"> Voluntary Sector Groups Rotherhithe Joint Action Team Pensioner's Forum Disability Forum Pumphouse residents Ward Councillors Bermondsey and Rotherhithe Development Partnership 	<ul style="list-style-type: none"> 438 people attended and 284 feedback forms received (mostly residents who were owner occupiers). 	<ul style="list-style-type: none"> Expectations for how consultation should be carried out (eg shuttle bus and carer contribution)
July 2006	Public Realm in Rotherhithe Consultation for Urbed public realm study	Not known	<ul style="list-style-type: none"> Stall at Rotherhithe Festival with questionnaire and inviting children to draw the area 	<ul style="list-style-type: none"> General public Children 	<ul style="list-style-type: none"> Almost 100 people visited stall 	<ul style="list-style-type: none"> Information on public realm and safety can feed into Canada Water AAP.
December 2005 to August 2006	Canada Water Library Consultation on services, facilities and design of the library	<ul style="list-style-type: none"> It's News Newsletter distributed to all households in SE16 Canada Water website Southwark Magazine Certain local groups invited to participate 	<ul style="list-style-type: none"> Exhibition of plans, including at Seven Islands Leisure Centre, Rotherhithe Festival, The Event and Black History Month event 3D model and 3D illustrations Articles in It's News (included tear-off feedback form), Southwark Magazine and on Canada Water website "A Day in the Life of Canada Water Library" Dedicated phone number and email address 	<ul style="list-style-type: none"> General public initially, however later stages targeted established local groups including young people, black community 	<ul style="list-style-type: none"> Over 50 meetings with local groups Information on the sorts of community facilities and services local people want and what priority they place on having different ones. 	<ul style="list-style-type: none"> Information collected may be relevant for the area action plan. Many people in Rotherhithe feel positively about the library development and this will soon begin construction. This could be used as an example of progress being made in the area, and an example of how consultation can result something positive actually happening on the ground.

When	What	How it was publicised	What methods were used?	Who was audience?	Outcomes	What it means for the CanadaWaterAAP consultation
			<ul style="list-style-type: none"> • Workshops and presentations with local groups • Info packs sent to key stakeholders • Site visits with young people to examples of facilities 			

Appendix D – List of local publications and websites

Name of website/publication	Contact	Frequency
It's News	All households in SE16	Quarterly
Southwark Life	All residents	Bimonthly
Southwark Housing News	Council tenants	Quarterly
Lease of Life	All council leaseholders	Six monthly
Street Leader	Street Leaders	Quarterly
E-News for Schools	Schools staff (e-bulletin)	Fortnightly
SAVO News	Voluntary Organisations	Not known
Willowbrook Newsletter	Willowbrook mailing list	Quarterly
Canada Water Consultative Forum Newsletter		
www.southwark.gov.uk/canadawateraap		
www.canadawater-southwark.co.uk		
www.se16.org.uk		
www.btinternet.com/~se16		
www.canadawater.org		

Appendix E - Useful contacts and websites

These contacts are useful in providing information on the Canada Water Area Action Plan and consultation generally.

Planning Policy Team

Planning policy is responsible for coordinating the comments and consultation on the Canada Water Area Action Plan and preparing the actual document itself

Email – canadawateraap@southwark.gov.uk

Tel - 020 7525 5345

Fax – 020 7525 5561

Chiltern House, Portland Street, London SE17 2ES

Canada Water Major Projects Team

The Major Projects Team is overseeing the development of key sites around the Canada Water tube station, including the development of the new Canada Water Library. This development is occurring with council's development partner British Land Canada Quays.

James Oates – James.oates@southwark.gov.uk

Canada Water Project Officer

Tel: 020 7525 4907

Fax – 020 7525 4916

Coburg House, 63-67 Newington Causeway, London SE1 6LS

Community Involvement and Development Unit

Community Involvement and Development Unit works with local community groups across the borough to encourage and enable more residents to become involved in projects, forums and consultations. The unit also provides advice on where to get training, support and information about community issues.

Kevin Dykes – Kevin.dykes@southwark.gov.uk

Community Involvement Manager

Tel: 020 7525 5601

Fax: 020 7525 5498

Town Hall (East House), 35 Peckham Road, London SE5 8UB

Social Policy Team

The Social Policy Unit has a council-wide and partnership role in addressing corporate priorities in respect of anti-poverty, (crime and disorder) and equalities to meet national and local targets. This service can also offer information and advice on Southwark Council's Equalities Scheme and Equalities and Diversity Panel.

Jenny Herron – jenny.heron@southwark.gov.uk

Tel: 020 7525 7205

Fax: 020 7525 7424

socialpolicyunit@southwark.gov.uk

West House, Town Hall, Peckham Road, SE5 8UB

Bermondsey and Rotherhithe Development Partnership

The BRDP is the network for local voluntary, community and faith groups in Bermondsey and Rotherhithe. Its members offer support and services within the community, and engage with the community structures that exist, including Community Councils.

Darryl Telles, darryl.telles@southwark.gov.uk

Area Manager

Tel: 020 7525 1787

Fax: 020 7237 0616

Bermondsey and Rotherhithe Area Office, South Bermondsey Children and Parent Centre, Tenda Road, SE16 3PN

Rotherhithe Community Council

Community councils take decision-making out of the town hall and put it back into the community. They give people of any age and background a say about what goes on in their area. For more information on your Community council's area please contact the Community council team.

Beverley Olamijulo - beverley.olamijulo@southwark.gov.uk

Tel: 020 7525 7234

Fax: 020 7525 7498

Southwark Council Town Hall, Peckham Road. London, SE5 8UB

The Willowbrook Centre

The Willowbrook Centre is an independent planning advice centre for Southwark that is able to offer a number of services:

- **Planning Advice**- free professional advice on planning, regeneration and development applications and issues available to groups and individuals who cannot afford to pay for private consultants.
- **Information**- 2 newsletters a year, briefings on relevant topics and fact sheets on aspects of planning.

Nadia Sylvester - info@willowbrookcentre.org.uk

Tel: 020 7732 8856

Fax: 020 7732 5888

Willowbrook Centre, 48 Willowbrook Road, London SE15 6BW

Your Local Ward Councillor

Tel: 020 7525 7469,

The Members Room, Southwark Town Hall, Peckham Road

London, SE5 8UB

<http://www.southwark.gov.uk/YourCouncil/CouncillorsHome/>

Please use these contact details to find out who your ward councillor is and/or how to contact them.

Useful documents and websites

Government advice on consultation PPS 12

<http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp>

Southwark's Community Strategy:

http://www.southwark.gov.uk/Uploads/FILE_25753.pdf

Southwark's Statement of Community Involvement

<http://www.southwark/localdevelopmentframework/SCI>

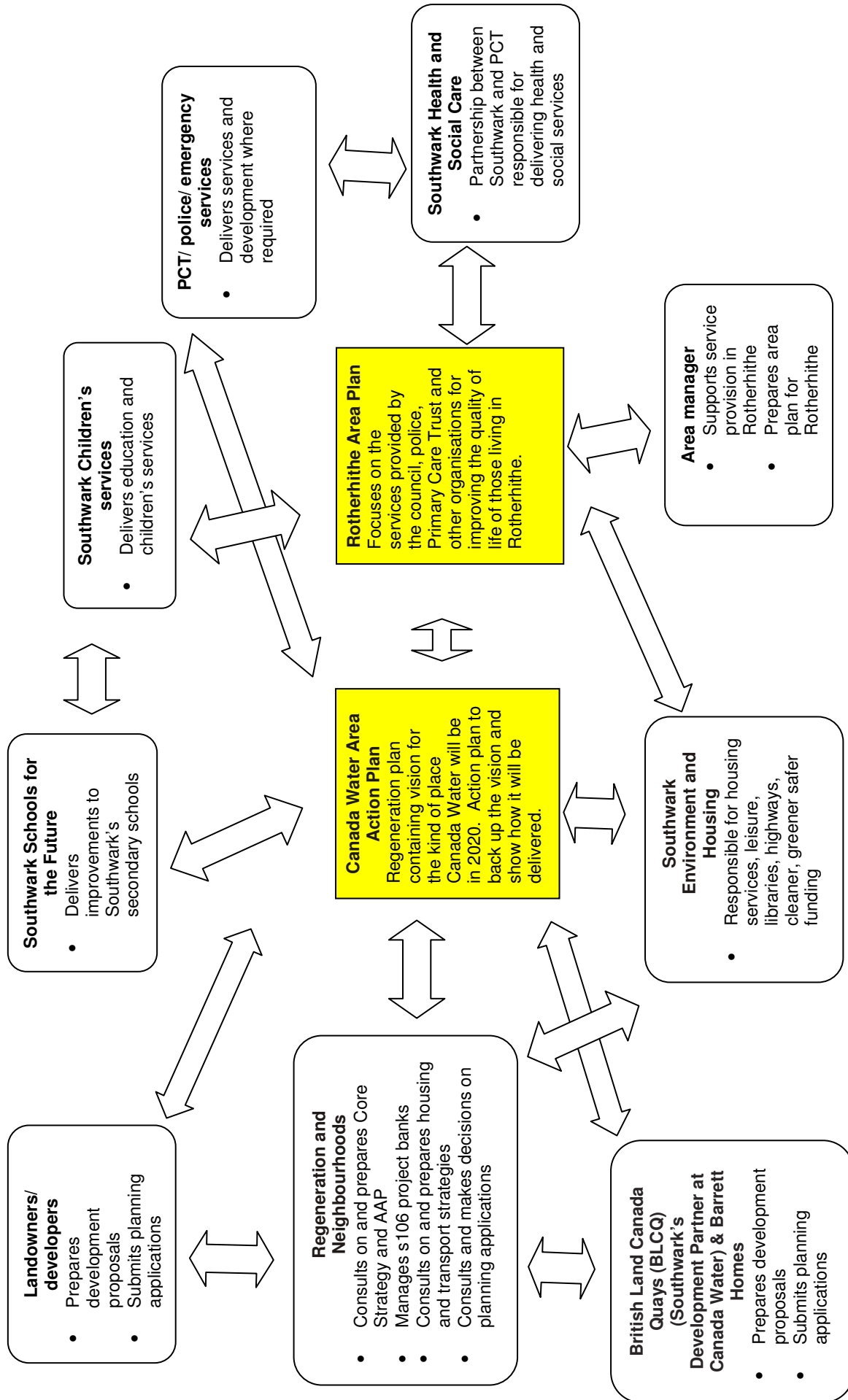
The Council's constitution (including the decision making process):

http://www.southwark.gov.uk/uploads/file_16070.pdf

Information relating to Southwark Council's Equalities Scheme and Equalities Impact Assessment:

<http://www.southwark.gov.uk/YourCouncil/Equalities/>

Appendix F – Organisational structure surrounding Canada Water AAP and Rotherhithe Area Plan



CANADA WATER AREA ACTION PLAN

PREFERRED OPTIONS INTERIM SUSTAINABILITY APPRAISAL

Draft for consultation

**London Borough of Southwark
Planning Policy Team
July 2009**

TIMETABLE FOR CONSULTATION AND HOW TO COMMENT

SUSTAINABILITY APPRAISAL PRODUCTION STAGE	TIMETABLE
Consultation on Canada Water Sustainability Appraisal Scoping Report.	14 March 2008 to 25 April 2008
Consultation on Canada Water Issues and Options report accompanied by an Interim Sustainability Appraisal report of the Issues and Options report and Equalities Impact Assessment	18 November 2008 to 20 February 2009
Consultation on Canada Water Preferred Option report and draft Sustainability Appraisal of Preferred Options report and Equalities Impact Assessment	21 July 2009 - 13 October 2009
Consultation on the submission version of the Canada Water and SA Report	January 2010 – March 2010
Publish final version of the Canada Water Area Action Plan accompanied by a final Sustainability Statement	May 2011

HOW TO COMMENT ON THIS REPORT

If you have any queries regarding this sustainability report, please contact the Planning Policy and Research Team: Email: planningpolicy@southwark.gov.uk Tel: 020 7525 5471

Comments can be returned by post, fax or email to:

Sukhie Chohan
 Planning Policy and Research Team
 Regeneration and Neighbourhoods Department
 PO Box 64529
 London SE1P 5LX
 Email: planningpolicy@southwark.gov.uk
 Fax: 020 7084 0347

Consultation on this report begins on 21 July 2009.

All comments must be received by 5pm on 13 October 2009

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NON-TECHNICAL SUMMARY

Background

Planning Policy Statement 12 – Local Spatial Planning (PPS12) requires Sustainability Appraisal (SA) to be undertaken in preparing all local development documents. In addition, the SEA Directive (2001/42/EC), implemented in the UK by the SEA Regulations 2004, requires Strategic Environmental Assessment or 'SEA' to be undertaken on all plans and programmes where they are likely to have significant environmental impacts.

A Sustainability Appraisal (SA) has been carried out to predict the likely social, economic and environmental impacts of the Canada Water Area Action Plan (AAP) (including the requirements of the SEA Directive). The appraisal has assessed the extent to which different planning options will contribute towards the borough's objectives for achieving a sustainable community.

What planning document is being appraised?

We are preparing a Canada Water AAP as part of the Local Development Framework (LDF). The Local Development Framework is made up of a collection of Development Plan Documents (DPDs), which will be used to guide development in the area, including Area Action Plans and Supplementary Planning Documents. The Canada Water AAP will set out the vision for the area and the policies that will help to achieve this vision.

The aim of the SA, as summarised within this report, is to ensure sustainable development is fully integrated within the emerging AAP and forms a key part of the evaluation of the sustainability issues and preferred options.

A copy of the current stage of the Canada Water AAP (preferred options document) can be downloaded from our website: www.southwark.gov.uk/planningpolicy You can also request a paper copy from the Planning Policy team.

What process has been taken to appraise the likely effects of the plan?

The process so far has included:

- Collection of baseline information on the environmental, social and economic characteristics of the Canada Water area and its context;
- Identification of the sustainability issues and objectives to be used in the SA to assess the likely impacts of the policies and to enable monitoring of progress in the future
- The preparation of a Scoping report, which set out the proposed method of assessment for the SA, issued for consultation from 14 March 2008 to 25 April 2008. The responses from the consultation are included in Appendix 2. As far as possible, the views and comments of the various bodies who responded to the consultation have been taken into account in revising the scoping element of the Draft SA report.
- A Interim SA of the AAP Issues and Options report, issued for consultation from 18 November 2008 to 20 February 2009. The responses from the consultation are included in Appendix 2. They comments received have been taken into account when preparing this SA and the Preferred Options report.

- The stage we are at now involves testing the likely impacts of preferred options policies for development. The likely impacts of the policies have been tested and are compared in this report (see Appendix 5).

What sustainability issues are relevant to the borough?

The SA scoping report and subsequent consultation identified a range of significant sustainability issues for Southwark, based on a review of relevant policies, strategies and programmes and a survey of baseline data. There are key social, economic and environmental issues faced in Southwark that need to be taken into consideration by the AAP. These are:

- Relatively high levels of deprivation
- Employment inequalities and employment opportunities
- Education, skills and training deprivation
- Health inequalities and noise nuisances
- Need to promote equality, diversity and social cohesion
- High levels of crime and fear of crime
- Energy efficiency and use of renewables
- Poor air quality
- Need to minimise waste arisings and increase recycling rates
- Need for sustainable use of water resources
- Protection of landscape features and designated sites and need to address contaminated land issues
- Ensuring a high quality of design in new developments
- Need to preserve and enhance built heritage and the archaeological environment
- Minimising flood risk and improve the quality of controlled waters within the borough
- Protecting and enhancing biodiversity
- Providing everyone with a decent and affordable home to live in
- Need to improve accessibility by public transport and minimise the need to travel by car

What sustainability objectives were used to appraise the AAP?

The likely impacts of the AAP were identified using a set of sustainability objectives, which relate to the strategic vision for the Borough. The objectives reflect the current social, economic and environmental issues affecting the borough and are linked with the aims of Southwark 2016 (Community Strategy).

The objectives set out below were presented in the Scoping Report (stage one of the SA process). Comments were received on the objectives during the consultation process, which have been taken into account.

Sustainable Development Objectives (SDOs)

- SDO 1 To tackle poverty and encourage wealth creation
- SDO 2 To improve the education and skill of the population
- SDO 3 To improve the health of the population
- SDO 4 To reduce the incidence of crime and the fear of crime
- SDO 5 To promote social inclusion, equality, diversity and community cohesion
- SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening
- SDO 7 To improve the air quality in Southwark
- SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur
- SDO 9 To reduce use of water and source water as locally as possible and protect water quality
- SDO10 To maintain and enhance soil quality
- SDO11 To protect and enhance the look and character of places
- SDO12 To protect and improve the historic value of places
- SDO13 To protect and improve open spaces, green corridors and biodiversity
- SDO14 To reduce vulnerability to flooding
- SDO15 To provide everyone with the opportunity to live in a decent home
- SDO16 To increase walking, cycling, public transport and reduce car journeys

Key Findings of the Sustainability Appraisals

The Canada Water AAP: Issues and Options

The Canada Water AAP Issues and Options paper set out two different options for regeneration in the area. Option 1 proposed regeneration with a focus on homes and Option 2 proposed regeneration with a focus on homes, jobs, leisure and shops.

Option 1 would mean that more new homes would be built in the area, new homes would be provided on all of the development sites in the core area. The shopping centre would remain in place and there would be a small increase in the amount of shops. Some improvements would be made to the road network and walking and cycling routes.

Option 2 would involve improvements to shopping provision, office and workspace, community facilities, tourist facilities, the road network, public realm and walking and cycling routes as well as the provision of new homes.

Both options were subject to a sustainability appraisal.

Results of Issues and Options SA

The sustainability objectives formed the basis of the SA of the Issues and Options Paper. The Issues and Options were assessed against each sustainability objective. A matrix was developed that included the objectives set out against the two options for regeneration. Within the matrix, the effects of the options are depicted by symbols showing a positive, negative, uncertain or neutral impact (see below).

Both options were appraised separately under five topic headings (1. Shopping 2.Transport, 3.Leisure, 4.Places 5. Homes and 6. Community) and were subject to consultation in November 2008- February 2009.

The key findings of the Interim Issues and Options Sustainability Appraisal are set out below:

1. Shopping

- The construction of new shops is likely to have negative impacts on climate change, production of waste and the use and quality of water. Whilst the quantum of development is less in option 1, option 2 presents the opportunity to incorporate sustainable design and construction techniques to mitigate the impacts.
- The increase in shopping facilities could increase the amount of vehicular traffic but could be mitigated through sustainable transport measures such as reduced car parking and improved pedestrian/cycle routes and public transport provision.

2. Transport

- The quantum of development in option 2 is more likely to bring benefits for public transport provision and improvements to the road network.
- The increase in housing could have an increase in the amount of traffic in the area. This could be mitigated through car clubs, reduced parking provision etc

3. Leisure

- The provision of new leisure facilities and tourism attractions in Option 2 will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques

4. Places

- Option 2 will also protect and enhance the character of the area and provide greater opportunities for people to live in a decent home
- The provision of tall buildings will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques
- The impacts upon the quality of the landscape, townscape and cultural value will be dependent upon the design in implementation

5. Homes

- The provision of new housing will lead to an increase in the amount of energy and water used and waste generated; mitigation will be necessary through suitable sustainable design and construction techniques

6. Community

- The provision of new community facilities in option 2 will have a positive impact for health and social inclusion
- The impact upon social inclusion will be dependent on the type and tenure of housing provided in implementation
- The provision of new business and community facilities will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques.

This process has resulted in recommendations for the preferred options on sustainability grounds and on the whole the approach specified in Option 2 has been selected as although it has some negative sustainability impact, generally it will provide maximum benefits for the entire community. The detailed results can be

found in the Interim Sustainability Appraisal of the Issues and Options which is available from the Planning Policy team.

Reasons for progressing with preferred option

The results of the appraisal showed that the overall impact of Option 2 was more positive than for Option 1. While Option 1 would deliver more housing than Option 2 this will increase contributions to climate change, traffic, and waste and water usage.

In comparison Option 2 presents more of a balanced approach to the regeneration of the area by focusing on providing leisure facilities, employment opportunities, the public realm and community facilities as well as new homes. While this growth will increase demand for energy, water and generate more waste and traffic these impacts can all be mitigated by other policies in the AAP which seek to reduce car parking, set energy guidance and design guidance. Although the impacts of option 1 can also be mitigated against, overall option 2 will have more sustainability benefits in the long term than Option 1 in terms of job creation, new skills, community cohesion, providing local services and community facilities, improving walking and cycling routes, and reducing crime and fear of crime.

See Appendix 8 for more details.

Response to consultation

Responses from the following organisations were received on the Interim Sustainability Appraisal of the Issues and Options.

1. English Heritage
2. Natural England
3. Environment Agency

In summary, the responses suggested additional baseline data should be included within the SA and also recommendations were made in relation to appraising the impact of the policies on the historic environment. The responses have been included within Appendix 2 of this report and an officer response has been made to each.

Results of SA of Preferred Options

This report provides the results of stage three of the SA of the AAP Preferred Options. Issuing this SA alongside the AAP Preferred Options for consultation is important because the responses to it will help inform the preparation of the final policies that will be worked up in detail before the AAP is submitted for independent examination. This SA has been carried out against the Sustainability Framework explained in the Scoping Report, and set out in Section 6 below.

Policies Assessed

- Policy 1 Shopping in the town centre
- Policy 2 Cafes and restaurants in the town centre
- Policy 3 Important shopping parades
- Policy 4 Small scale shops, cafes and restaurants outside the town centre
- Policy 5 Markets
- Policy 6 Walking and cycling
- Policy 7 Public transport
- Policy 8 The road network
- Policy 9 Parking for town centre uses
- Policy 10 Parking for residential development in the core area

Policy 11 Leisure and entertainment
Policy 12 Sports facilities
Policy 13 Arts, culture and tourism
Policy 14 Design principles for the town centre
Policy 15 Building heights in the core area
Policy 16 Open spaces
Policy 17 Energy
Policy 18 Housing
Policy 19 Jobs and business space
Policy 20 Schools
Policy 21 Young people
Policy 22 Health
Policy 23 Community facilities

The principal findings of the appraisal of each policy are summarised below.

Canada Water AAP: Preferred Options Policies

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23		
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	?	✓	✓	✓	✓	✓	✓	✓	Policy 1 Shopping in the town centre Policy 2 Cafes and restaurants in the town centre Policy 3 Important shopping parades Policy 4 Small scale shops, cafes and restaurants outside the town centre Policy 5 Markets Policy 6 Walking and cycling Policy 7 Public transport Policy 8 The road network Policy 9 Parking for town centre uses
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	-	-	✓	Policy 10 Parking for residential development in the core area Policy 11 Leisure and entertainment Policy 12 Sports facilities Policy 13 Arts, culture and tourism Policy 14 Design principles for the town centre Policy 15 Building heights in the core area Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities
SDO 3 To improve the health of the population	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities
SDO 4 To reduce the incidence of crime and the fear of crime	?	✓	✓	✓	✓	✓	✓	✓	✓	?	✓	?	✓	✓	✓	✓	-	✓	✓	-	✓	-	✓	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 5 To promote social inclusion, equality, diversity and	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 6 To reduce contributions to climate change	x	?	✓	✓	✓	✓	✓	✓	✓	✓	x	?	✓	✓	?	✓	✓	x	x	x	x	x	x	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 7 To improve the air quality in Southwark	x	?	✓	✓	✓	✓	✓	✓	✓	✓	x	?	✓	✓	?	✓	✓	x	x	x	x	x	x	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 8 To avoid waste and maximise, reuse or recycle	x	?	-	?	?	-	-	-	-	-	x	?	?	✓	?	-	?	x	x	x	x	x	x	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 9 To reduce the use of water and source water as locally	x	?	-	?	-	-	-	-	✓	✓	x	?	?	✓	?	?	-	x	x	x	x	x	x	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 10 To maintain and enhance soil quality	-	-	-	-	-	✓	-	-	-	-	?	?	?	?	?	✓	-	?	?	?	?	?	?	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 12 To protect and improve the historic value of places	-	-	✓	?	✓	✓	-	-	-	✓	✓	?	✓	✓	✓	✓	?	?	?	?	?	?	?	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 13 To protect and improve open spaces, green corridors and	-	-	-	-	?	✓	-	✓	✓	✓	✓	?	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 14 To reduce vulnerability to flooding	?	?	-	?	-	✓	-	-	✓	✓	?	?	?	✓	?	?	-	x	x	x	x	x	x	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 15 To provide everyone with the opportunity to live in a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	?	✓	?	✓	✓	✓	?	?	?	?	?	Policy 16 Open spaces Policy 17 Energy Policy 18 Housing Policy 19 Jobs and business space Policy 20 Schools Policy 21 Young people Policy 22 Health Policy 23 Community facilities	

Key	major positive	minor positive	major negative	minor negative	uncertain	no significant impact
✓	major positive					
XX		minor positive				
✓		minor positive				
x			major negative			
x			major negative			
x			minor negative			
?					uncertain	
-						no significant impact

The full assessment of the Preferred Options is contained in the matrix tables within Appendix 5. Short, medium and long-term impacts are assessed. Any uncertainties and initial suggestions for reducing negative impacts (called mitigation measures) are included in the commentary boxes in the table.

The SA of the Preferred Options has revealed the predominantly positive impact of the policies in relation to the sustainability objectives. Where negative impacts have been identified, generally there are mitigation measures which could be put in place to address these. The proposed mitigation measures will need further consideration as the document develops to ensure they are as robust as possible. Overall, the appraisal indicated that the draft Canada Water preferred option policies are likely to make a positive contribution to the area.

Section 1.5 of this report sets out the next stages in the development of the AAP including the next steps of the SA process. Following consultation on the Preferred Options, ongoing SA will take place on the emerging policies. A draft SA report will be produced and consulted on alongside the submission/publication version of the Canada Water AAP before submission for independent examination. Monitoring of the AAP will take place following its adoption and will be reported on in the Annual Monitoring Report.

What difference has the appraisal process made?

The sustainability appraisal process has helped to identify the environmental, social and economic issues that the AAP needs to address. It is also an important way of checking to see how well the plan has addressed these issues and identify how linked some of the issues are. This is very important, as the most effective approach will be one that can address the sustainability issues in a coordinated way.

The appraisal process helped to identify any cumulative impacts of the policies. The cumulative impact of policies 1: Shopping in town centres, 11: Leisure and Entertainment, 18: Housing, 19: Jobs and business space, 20: Schools, 22: Health and 23: Community facilities could result in a major negative impact in relation to sustainability objectives six to nine which seek to reduce climate change, waste generation and water use and improve air quality. Individually the policies scored minor negative impacts but cumulatively the impact of additional development on these sustainability objectives could have a major negative impact.

The sustainability appraisal process has allowed the impact of each policy to be assessed overall and the appraisal process has demonstrated that the benefits that regeneration and the new development will have will outweigh this negative cumulative impact. However it is essential that all new development in the area is subject to strict guidance on car parking and sustainable design and construction in order to mitigate the negative cumulative impact of the policies.

For more information on the cumulative impacts of the policies see page 46.

The appraisal process has also provided the opportunity to consider how the AAP should be monitored to keep track of how well it is actually performing.

1 INTRODUCTION

1.1 What is this document?

1.1.1 This report provides a draft sustainability appraisal of the Canada Water AAP Preferred Option. It is the third stage of the Sustainability Appraisal (SA) for the AAP. The purpose of a SA is to promote sustainable development through the integration of social, economic and environmental considerations in the preparation of new or revised Development Plan Documents (DPDs).

1.1.2 We are preparing the Canada Water AAP as part of the Local Development Framework (LDF). The Local Development Framework is made up of a collection of DPDs, including Area Action Plans (AAPs), a Development Control DPD and Supplementary Planning Documents (SPDs), which will be used to guide development in the area. Further explanation of the LDF documents is set out below.

- Local Development Scheme – this is a timetable for the preparation of the LDF, setting out what documents will be produced and when the key stages will take place.
- Statement of Community Involvement (SCI) – this sets out how interested people and organisations can be involved in preparation of the LDF and in future planning decisions.
- Core Strategy – this is a key element of the LDF, setting out the spatial vision for the borough and including a set of key strategic policies from which all other documents flow. Together with the other DPDs, it will replace the Southwark Plan 2007. Southwark's Core Strategy will also identify particular locations in the borough and outline what types of development would be appropriate there in the future.
- Area Action Plans (AAPs) – these provide spatial strategies for key areas of the borough. As well as Canada Water, AAPs for Aylesbury and Peckham & Nunhead are being prepared and consulted on.
- Development Management Policies DPD - this document will build on the Core Strategy. It sets out specific policies to manage development across the borough, ensuring it contributes to our overall aims
- Supplementary Planning Documents (SPDs) – provide additional detail around particular priority policies such as affordable housing and sustainable construction.

More information on Southwark's Local Development Framework, and the documents which will be prepared as part of it, can be obtained on the our website <http://www.southwark.gov.uk>

1.1.3 This report does the following:

- Sets out the background to the requirement for the SA for the documents and plans within the LDF;
- Identifies plans and policies that will be relevant to undertaking the SA;
- Identifies relevant baseline data and any data gaps;
- Sets out key sustainability issues in Southwark;
- Provides the SA framework;

- Addresses the range of comments made during the consultation on the AAP Sustainability Appraisal Scoping Report and Issues and Options Interim SA;
- Tests the Canada Water AAP objectives against the SA framework;
- Predicts and evaluates the likely significant effects of the options set out within the AAP Preferred Options;
- Identifies potential mitigation measures or ways in which positive impacts can be maximised.

1.2 Why do we need to carry out a Sustainability Appraisal?

- 1.2.1 The revisions to the Planning System, as a result of the Planning and Compulsory Purchase Act 2004, identify sustainable development as the core principle underpinning planning. Under the requirements of the act, Sustainability Appraisal (SA) of all Local Development Documents is now mandatory. A Sustainability Appraisal has, therefore, been carried out as part of preparing the AAP. The appraisal tests how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

“Planning authorities should ensure that sustainable development is treated in an integrated way in their development plans. In particular, they should carefully consider the inter-relationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development.” PPS1: Delivering Sustainable Development (paragraph 24)

1.3 Strategic Environmental Assessment

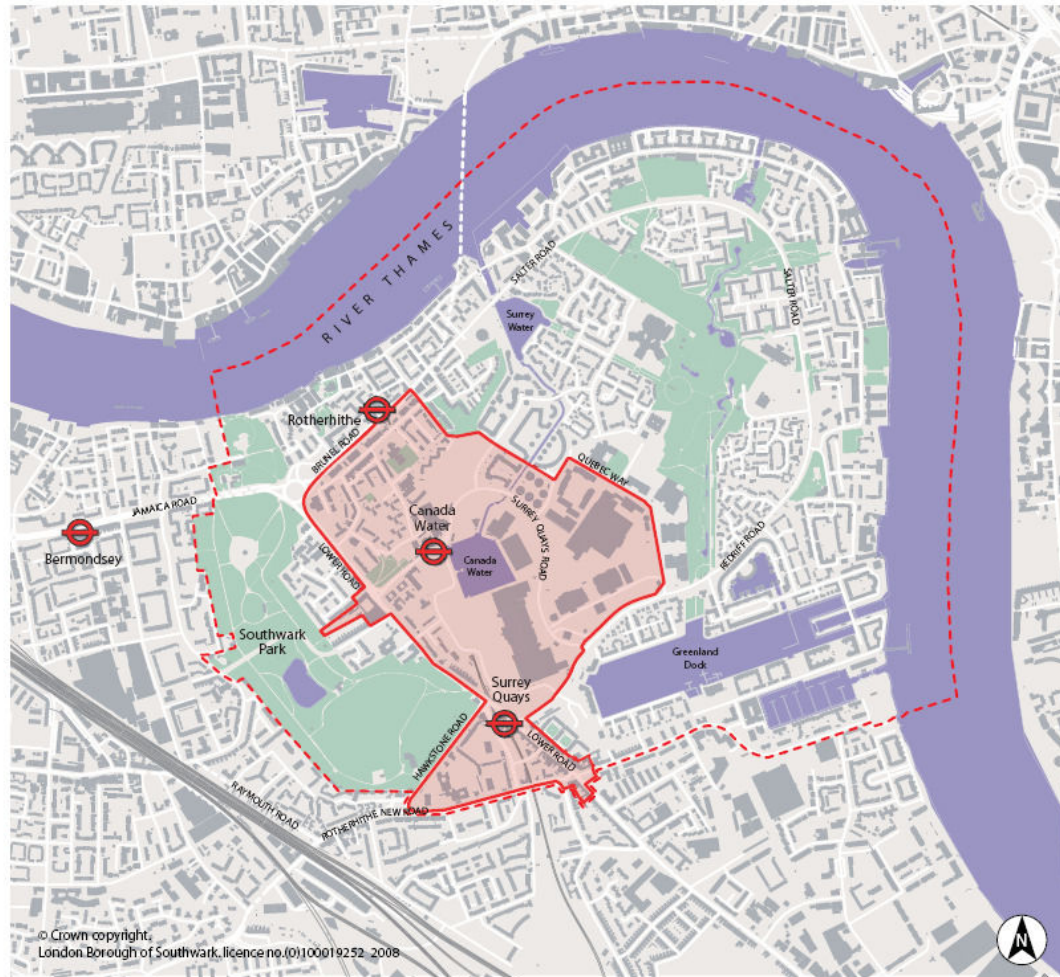
- 1.3.1 Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs.
- 1.3.2 We have undertaken an SEA of the Canada Water AAP as part of the sustainability appraisal. The Government guidance on sustainability appraisal ‘*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, November 2005*’, incorporates the requirements of the SEA Directive within the SA process. For the purposes of simplicity, the term sustainability appraisal (SA) is used throughout this document to include both the SA and SEA processes. Further details on the legislative and policy background to sustainability appraisal are set out in **Appendix 1**.

1.4 Why is the Canada Water AAP needed?

- 1.4.1 The London Plan and the Southwark Plan (Unitary Development Plan) are the current planning documents that set out the planning policies for Rotherhithe (which includes Canada Water). The London Plan (2008), identifies Canada Water as an Area for Intensification. This means that Canada Water has been identified by the Mayor as an area that can accommodate further development based on the good public transport links and available development sites. The Southwark Plan also identifies Canada Water as an Action Area (Policy 7.2) based on the fact that it is about to undergo significant change. The Canada Water Supplementary Planning Guidance (November, 2005) sets out guidelines for new development specific to the area but it does not create new planning policies, instead it expands on existing policies in the Southwark Plan.
- 1.4.2 In 2004 the Government introduced a new piece of legislation which required all Unitary Development Plans to be replaced by the Local Development Framework. The Local Development Framework will be made up of a number of different documents including AAPs and SPDs. Area Action Plans should be prepared as part of the Local Development Framework (LDF) to set new planning policies for areas where a lot of change is needed and to implement the changes required. The Canada Water AAP will be part of Southwark's LDF. In consultation with the local community, the AAP will produce new planning policies for the area so that future change in the area is planned and implemented effectively.
- 1.4.3 The proposed AAP boundary (Figure 1) covers the Canada Water Action Area (identified in the Southwark Plan) and the surrounding area. The AAP identifies a core area, where the majority of development will be focused, and a periphery which will become more linked to the core area through better transport and movement routes and improved design. The area is home to residential housing, employment sites, shops and schools, as well as a number of important green spaces and docks. There are a number of vacant development sites in the area. We have recently approved planning permission for the development of the library and more development will take place over the next 10 years. The area has good public transport links with two underground stations at Rotherhithe and Surrey Quays. The area also has existing shopping and leisure opportunities such as Surrey Quays shopping centre and the Seven Island Leisure Centre.
- 1.4.4 The AAP will create new planning policies for Canada Water to make sure that the regeneration of the area is done in the best possible way, not just taking into account land use matters but also issues such as the local economy and environmental issues. The main issues to consider are:
- the type of new development appropriate on the vacant sites including building design and density
 - the need to make the most of the unique natural environment
 - the creation of a town centre
 - the need to consider the transport impacts of all new development.

The AAP will set out how the changes should take place including any development schemes and any planning obligations that may be required to make sure that development can be built to meet the planning guidance and to encourage development to take place.

Figure 1: Canada Water Area Action Plan



- AAP Core Area
- Wider AAP Area

1.5 What are the stages of the AAP production?

1.5.1 The table below sets out the different stages involved in the preparation of the AAP.

Stages in Preparing the Canada Water AAP	
Evidence Gathering (Scoping Report)	<p>January to March 2008 This involved gathering information and understanding the key social, economic and environmental issues that affect Southwark's future and the AAP area.</p> <p>Public Consultation on Scoping Report 5 Weeks formal consultation. 14 March 2008- 25 April 008</p>
Issues & Options (Interim SA)	<p>March 2008- November 2008 This involved using the information gathered on issues to identify a vision for Canada Water in the future and different ways (options) this vision could be achieved.</p> <p>Public Consultation: 18 November 2008 to 20 February 2009</p>
Preferred Option (Draft SA)	<p>July- October 2009 Identification of the best option for achieving the vision for Canada Water in the future. This has been based on an assessment of the positive and negative impacts of each option and incorporating feedback received during previous consultations.</p> <p>Public Consultation We will hold 6 weeks informal consultation followed by 6 weeks formal consultation. 21 July 2009- 13 October 2009</p>
Draft Canada Water AAP sent to the Government for approval (Final SA Report)	<p>January 2010 Following feedback, the preferred option will be written up in detail as the AAP submission version. This will be submitted to the Secretary of State and will be examined by an independent inspector who will decide whether or not we can adopt the Canada Water AAP and if any changes need to be made</p> <p>Public consultation We will hold 6 weeks formal consultation, dates of which are to be confirmed</p>

Adoption**May 2011**

Once the Secretary of State has approved the Canada Water AAP the council will adopt the document and start implementation.

1.6 Structure of the Report

This report is divided into nine sections.

- Section 1 Explains why a sustainability appraisal has been prepared and provides an overview of the Canada Water AAP and preparation process
- Section 2 Sets out the methodology used to undertake the SA including the consultation that has been carried out
- Section 3 Describes the purpose of the Canada Water AAP and the plan's objectives
- Section 4 Provides information on: the context, other policies, plans and programmes and a summary of the baseline information
- Section 5 Presents the sustainability issues and objectives relevant to the AAP.
- Section 6 Explains the Sustainability Appraisal Framework
- Section 7 Examines the AAP options that have been considered and compares the plan's objectives against the sustainability objectives
- Section 8 The effects of the AAP policies are described, including any significant positive or negative effects, cumulative impacts, proposed mitigation, uncertainties and risks
- Section 9 The next stages in the plan preparation, implementation and future monitoring are explained.

2 Sustainability Appraisal Methodology

2.1 Purpose of the Sustainability Appraisal

2.1.1 The purpose of Sustainability Appraisal (SA) is to ensure that sustainable development has been integrated in the formulation of development plans and to verify that due consideration has been given to social, economic and environmental factors. The SA must also show how the requirements of the Strategic Environmental Assessment (SEA) Directive have been met.

2.2 Planning Policy and Sustainable Development

2.2.1 Planning Policy Statement (PPS) 1: Delivering Sustainable Development; provides the over-arching policy to deliver sustainable development through the planning process. The guidance suggests that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life
- contributing to sustainable economic development
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities
- ensuring high quality development through good and inclusive design, and the efficient use of resources
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

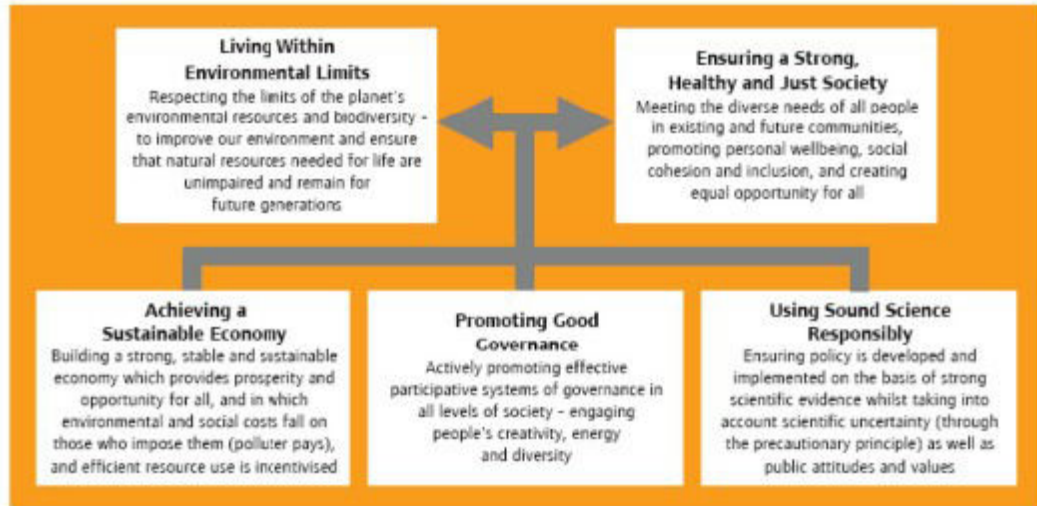
2.2.2 The Government has also published a Sustainable Development Strategy 'Securing the future - delivering the UK Sustainable Development Strategy, 2005'. A revision of the 1999 strategy, the document sets out the guiding principles for sustainable development and priorities for action. The strategy sets out five guiding principles to achieve sustainable development.

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

The Strategy also gives the following priorities for action:

- Sustainable consumption and production
- Climate Change and Energy
- Natural Resource Protection and Environmental Enhancement
- Sustainable Communities.

Illustration of the Government's Definition of Sustainable Development



2.3 Sustainability Appraisal Process

2.3.1 The Sustainability Appraisal of the Canada Water AAP has been carried out by council officers in accordance with Government guidance:

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005
- Planning Policy Statement 12: Local Spatial Planning, 2008.

The stages of the SA process are set out below. Stages A and B are the subject of previous reports. This report provides the results from **Stage C**.

Sustainability Appraisal Stages	Timetable
Stage A	
Setting the context and objectives, establishing the baseline and deciding on the scope	Consultation on the scoping report took place from 14 March 2008 until 25 April 2008
Stage B	
Developing and refining options and assessing effects against the SA framework. A draft sustainability appraisal report is prepared for consultation with the public along with the issues and options paper	Consultation on the issues and options document and draft sustainability appraisal took place between 18 November 2008 to 20 February 2009.

Stage C	
Prepare the draft SA report. This stage involves testing in detail the impacts of the preferred option. A draft sustainability appraisal report is prepared for consultation with the public along with the preferred options paper.	21 July 2009 - 13 October 2009
Stage D	
Consult on the publication version of the Canada Water AAP and the final SA report.	Consultation on the publication version document and sustainability appraisal report will take place. Dates to be confirmed
Stage E	
Once the Canada Water AAP has been agreed by us, its social, economic and environmental impacts will then be monitored through our annual monitoring report.	Monitoring the Canada Water AAP will take place once it has been adopted.

Further information regarding the stages of the SA process, and the way in which they correspond with the preparation of the AAP, is given in **Appendix 1**

2.4 Consultation

- 2.4.1 As part of the preparation of the AAP, community consultation is being carried out to make sure that local residents and stakeholders are informed of the future plans for the area. We have prepared a consultation strategy for the Canada Water AAP setting out how consultation will take place and showing how this relates to our Statement of Community Involvement.
- 2.4.2 Consultation on the Canada Water AAP is being carried out in accordance with the SCI (2008). This sets out how individuals, community groups, developers and anyone else who may have an interest in the Local Development Framework should be consulted on planning documents.
- 2.4.3 Planning Policy Statement 1: Delivering Sustainable Development sets out the principles that the Government believes should underpin community involvement in the planning process. SEA guidance requires that the contents of the scoping report must be consulted on with the following 'authorities with environmental responsibility':
- Natural England
 - Environment Agency
 - English Heritage.
- 2.4.4 The Scoping Report for the sustainability appraisal was prepared in March 2008. The law requires these organisations be provided with 5 weeks in which to respond. Consultation responses from these organisations

have been used to update the elements of this report. Consultation was also carried out on the Interim SA which accompanied the Issues and Options report. A summary of the changes made as a result of the consultations is described below.

2.4.5 Consultation responses on the Sustainability Appraisal Scoping Report were generally positive, although a range of minor amendments were suggested and incorporated into the scoping element of this report. These included:

- Flood risk should be taken into account at all stages in the SA process (Environment Agency)
- Our Design and Conservation team should be involved at all stages and further indicators relating to the historic environment could be added (English Heritage)
- The sustainable development objectives were supported (Natural England)
- Further reference should be made to EU legislation and care should be taken to ensure that the SA has a balance of social, economic and environmental factors (GOL)
- Some of the data relating to housing was inaccurate and should be updated; many of the homes in the area are in poor condition and do not meet decent homes standards; the shopping centre/masterplan area is not an island and should not be looked at in isolation from surrounding areas which include the Hawkstone Estate (Hawkstone TRA)

2.4.6 Consultation responses from the consultation of the Interim SA report (Issues and Options stage of AAP) were received from the Environment Agency and English Heritage. The responses received and our comments can be found in Appendix 2.

2.4.7 Consultation on this Draft Sustainability Appraisal Report will ensure that all of the key local and wider environmental, social and economic issues relevant to the plan have been identified and fully considered. It will also provide useful additional evidence and other information to feed into the next stage of the process.

2.5 Any difficulties undertaking the SA

2.5.1 The identification of the baseline information and how this will be monitored has been an iterative process and has taken longer than anticipated. The need to satisfy the following characteristics has been considered to ensure that the baseline information is suitable for monitoring purposes:

a. Important:

Indicators should measure something significant to the achievement of the sustainable development aims of the Plan. These are translated into the main policy areas of the Plan and must fit within the main policy framework. Indicators should assist in the identification of the need to review a strategy, policy or proposal.

b. Supported by readily available information:

The data necessary to support the use of the indicator must be available. This may be of a technical nature.

c. Capable of showing trends over time:

Data over a reasonable time scale is required (e.g. 5 - 10 years) to enable trends to be identified. Data must be available during the Plan period.

d. Easy to understand and communicate:

Any indicator should be readily understood by non-specialists so that the wider community can understand it's relevance to sustainable development and the Local Development Framework.

2.6 Compliance with the SEA Directive

2.6.1 **Appendix 1** explains the SEA directive and signposts where the relevant information can be found within the SA report.

3.0 Canada Water AAP Objectives

3.1 The Purpose of the Canada Water AAP

- 3.1.1 The Canada Water AAP will set out the vision and objectives for regenerating the area. Issues that the Canada Water AAP will consider are the delivery of new housing, the provision of new shops, creating new jobs, and protecting and enhancing the environment.
- 3.1.2 The Canada Water AAP will include planning policies specific to the area. We will use the planning policies to make decisions on individual planning applications in Canada Water. All new development must be in line with planning policies in the AAP as well as other relevant policies given in the other DPDs and SPDs, which will form part of the Local Development Framework.

3.2 Canada Water AAP Vision and Objectives

- 3.2.1 The Canada Water vision is:

Over the next 15 years, we will work with landowners and the local community to transform Canada Water into a town centre. It will have a much more diverse range of shops than at present, including a new department store and independent shops. In general, the shops will be accommodated in mixed use developments with new homes above. As well as shops and homes, the centre will have leisure and civic facilities, offices, and restaurants and cafes. The centre will have with a distinctive identity, which reflects its unique location around the former dock basin, an open environment with a high street feel and high quality public realm and open spaces. Car parking will be shared between town centre uses. The centre must reach out to the wider area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In conjunction with the public transport improvements, we will work with TfL to improve the road network around Lower Road.

Outside the town centre and core area of the AAP, development will be less dense and should reflect the leafy and suburban character of much of the AAP area.

Across the AAP area, development will contribute to achieving a great network of parks and open spaces, which together with the docks and the River Thames, can help make Rotherhithe be known as an attractive destination to visit, relax in and have fun. A good range of quality homes and successful schools will be provided to help make Rotherhithe a desirable place to live, particularly for families.

3.2.2 The Canada Water AAP seeks to meet the following objectives which are related to Southwark 2016: Sustainable Community Strategy:

Shopping: A genuine town centre and neighbourhood hubs

- S1: To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network; which enhances the setting of Canada Water basin; and which has a range of shops, restaurants, community and leisure facilities within mixed use developments.
- S2 To ensure that the wider peninsula has access to convenient local facilities to meet day-to-day needs.

Transport: Improved connections

- T1 To use a range of measures, public transport improvements, green travel plans and road improvements to ease the impact of new development on the transport network and services.
- T2 To make the area more accessible, particularly by sustainable types of transport including walking, cycling and travelling by public transport.
- T3 To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities

Leisure: a great place to visit, to relax in and have fun

- L1 To make the area known for its excellent leisure and entertainment facilities.
- L2 To promote arts, culture and tourism in the area.

Places: Better and safer streets, squares and parks

- P1 To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character and which enhance the area's green spaces and heritage, especially the River Thames, the docks and the parks to create a distinctive sense of place.
- P2 To create an attractive, safe, and secure public realm.
- P3 To link the docks, River Thames and parks in a network of open spaces which have a variety of functions, including informal recreation and children's play facilities, provision for sports and nature conservation.
- P4 To reduce the impact of development on the environment and help tackle climate change, pollution and waste.

Homes: High quality homes

- H1 To create a mixed community through the provision of high quality homes with a range of tenure and sizes, and particularly larger homes which are suitable for families.

H2 To focus higher densities in the areas with good access to public transport and in the town centre.

Community: Enhanced social and economic opportunities

C1 To provide enhanced educational, health and community facilities which meet the needs of the growing population.

C2 To provide more local employment opportunities.

4 Context and Baseline Information

4.1 Links to other policies, plans and programmes

- 4.1.1 A number of plans and programmes of relevance to the AAP have been reviewed to ensure that the messages from the policies are taken into account and to enable a robust appraisal of the impacts of the policies. They are set out below according to the scale of area that they cover (international, EU, national, regional and local). Further information about the key objectives they contain is set out in Appendix 3.

POLICY OR PLAN
International
Kyoto Protocol to the United Nations framework convention on climate change (1997)
Johannesburg Declaration on Sustainable Development (2002)
European
EU Sixth Action Plan (SD Strategy) (2002)
Council Directive 79/409/EEC on conservation of wild birds
Council Directive 92/43/EEC on conservation of natural habitats and of wild fauna and flora
EU Water Framework Directive (2000/60/EC)
EU Directive 2002/91/EC on the energy performance of buildings
Air Quality Framework Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)
European Spatial Development Strategy (1999)
European Landscape Convention (ratified by the UK government in 2006)
European transport policy for 2010: time to decide (EC, 2001)
European Directive 2003/30/EC on the promotion of the use of biofuels or other renewable fuels for transport
Waste Framework Directive 75/442/EEC Landfill Directive (99/31/WC)
The Water Framework Directive (2000) Put into UK law (transposed) in 2003.
National
PPS 1: Delivering Sustainable Development (2005)
Planning and Climate Change: Supplement to PPS1(2007)
PPS 3: Housing (2006)
Draft PPS4: Planning for Sustainable Economic Development (2008)
PPS 6: Planning for Town Centres (2005)
PPS 9: Biodiversity and Geological Conservation (2005)
PPS 10: Planning for Waste Management (2005)
PPS 12: Local Spatial Planning (2008)
PPG 13: Transport (2001)
PPG 15: Planning and the Historic Environment (1994)
PPG 16: Archaeology and Planning (1990)
PPG 17: Planning for Open Space, Sport and Recreation (2002)
PPS 22: Renewable Energy (2004)
PPS 23: Planning and Pollution Control (2004)
PPG 24: Planning and Noise (1994)
PPS 25: Development and Flood Risk (2006)
Biodiversity – The UK Action Plan (1994)

Department for Transport 10 Year Transport Plan (2000)
By Design – Urban design in the planning system: towards better practice. DETR / CABE (2000)
Urban White Paper 2001
England Biodiversity (2002)
Communities Plan - Sustainable Communities: Building for the Future (2003)
Guidance on Tall Buildings CABE and English Heritage (2003)
Securing the Future – UK Sustainable Development Strategy (2005)
The UK Climate Change Programme (2006)
Air Quality Strategy (2007)
Waste Strategy (2007)
Future Water: The Government's Water Strategy for England (2008)
Sustainable Construction Strategy (2007)
Energy White Paper (2007)
UK Sustainable Procurement Action Plan (2007)
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)
Department of Health: Next Step Review: High Quality Care for All (2008)
Health inequalities: progress and next steps (2008)
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)
Model Procedures for the Management of Contaminated Land- Environment Agency (2004)
London
The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2004 (2008)
A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)
Sustainable Communities Plan for London: Building for the Future (2003)
Sustaining Success: The Mayor's Economic Development Strategy (2004)
London: Cultural Capital – Realising the potential of a world-class city. The Mayor's Culture Strategy (2004)
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)
Sounder City: The Mayor's Ambient Noise Strategy (2004)
Cleaning London's Air, The Mayor's Air Quality Strategy (2002)
Green Light to Clean Power. The Mayor's Energy Strategy (2004)
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)
Industrial Capacity Mayor's Supplementary Planning Guidance (2003)
Providing for Children and Young People's Play and Informal Recreation. Mayor's Supplementary Planning Guidance (2008)
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)
London View Management Framework. Mayor's Supplementary Planning Guidance (2007)
Land for Transport Functions. Mayor's Supplementary Planning Guidance (2007)

London Plan Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)
Housing Mayor's Supplementary Planning Guidance (2005)
London Remade Demolition Protocol Report (2005)
English Heritage's Heritage at Risk- London 2008
Thames Region Catchment Flood Management Plan
Thames River Basin Management Plan
Regional Flood Risk Appraisal
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)
Draft Water Resource Management Plan (Thames Water Utilities) 2008
Our Plans for Water (Thames Water Utilities) 2008
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008
Thames Corridor Catchment Abstraction Management Strategy (CAMS)
Adapting to Climate Change: A checklist for development (2005)
Living Well in London: The Mayor's draft Health Inequalities Strategy (2008)
NHS London: Strategic Plan (2008)
Healthcare for London: A Framework for Action (2007)
Local
London Borough of Southwark: Community Strategy 2006-16
Southwark's Unitary Development Plan (2007)
Southwark Draft Core Strategy: Preferred Options (May 2009)
Southwark Local Implementation Plan (LIP)
Southwark Waste Management Strategy: 2003 – 2021
London Borough of Southwark: Enterprise Strategy: 2005 – 2016
London Borough of Southwark: Employment Strategy: 2005 – 2016
London Borough of Southwark Contaminated Land Strategy (2001)
London Borough of Southwark Biodiversity Action Plan
London Borough of Southwark Air Quality Management and Improvement Plan
Southwark Housing Strategy 2005- 2010
London Borough of Southwark Crime and Drugs Strategy 2005 - 2008
Southwark Climate Change and Sustainability Strategy (Emerging)
Southwark Open Spaces Strategy, 2003
Southwark Tourism Strategy 2005-2010
London Borough of Southwark, Children and Young People's Plan 2006/7-2008/9
London Borough of Southwark School Organisation Plan and Education Development Plan
Southwark Alliance, Neighbourhood Renewal Strategy 2002 – 2004
Southwark Conservation Area Appraisals
Southwark Archaeology Priority Zones
Southwark PCT Commissioning Strategy Plan 2009-2012 (2007)
Southwark PCT Asset Management Strategy (2007)
Canada Water Masterplan (2005)
Canada Water Supplementary Planning Guidance (2005)

4.2 Summary Baseline Information

4.2.1 Baseline information has been used to measure the current characteristics of the area, to enable an assessment of how it is likely to change in the future and to monitor future implementation. The data that has been collected describes the social, environmental and economic characteristics of the area. More information on the baseline data can be found in the SA scoping report. A background paper will be prepared to accompany the submission version of the AAP. This will set out the baseline data in further detail. A summary of the data is given below:

- Demographic profile
- Indices of Multiple Deprivation: Crime, health, education
- Working age employment rate
- Employment by occupation
- Benefit claimants
- Amount of retail floorspace
- People in good health
- Noise levels
- CO2 emissions
- Air quality: number of days of high pollution
- Municipal waste sent to landfill
- Residual household waste per household
- Numbers of buildings in the borough on the English Heritage buildings at Risk Register
- Extent of conservation areas
- New development on previously developed land
- Open space with Green Flag award status
- Number of Sites of Importance for Nature Conservation
- Planning applications granted contrary to Environment Agency advice
- Affordable homes built
- Traffic flows
- Proportion of personal travel made on each mode of transport overall

5 Sustainability Issues and Objectives

5.1 Sustainability Issues

5.1.1 This section sets out the main sustainability issues that need to be taken into consideration. These issues have been identified by considering the baseline information as well as the messages from related plans, policies and programmes.

- 1 Economy, Regeneration and Employment Opportunities
- 2 Education
- 3 Health
- 4 Crime and Community Safety
- 5 Social Inclusion and Community Cohesion
- 6 Mitigation of and adaption to climate change
- 7 Air Quality
- 8 Waste Management
- 9 Water Resources
- 10 Soil and Land Quality
- 11 Quality in Design
- 12 Conservation of the Historic Environment
- 13 Open Space and Biodiversity
- 14 Flood Risk
- 15 Housing
- 16 Sustainable Transport

5.2 Sustainability Objectives

5.2.1 Sixteen Sustainability Objectives have been identified, which are set out below. The objectives reflect the current social, economic and environmental issues affecting the area and were consulted on as part of the scoping report:

SDO 1	To tackle poverty and encourage wealth creation
SDO 2	To improve the education and skills of the population
SDO 3	To improve the health of the population
SDO 4	To reduce the incidence of crime and the fear of crime
SDO 5	To promote social inclusion, equality, diversity and community cohesion
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening
SDO 7	To improve the air quality in Southwark
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur
SDO 9	To reduce the use of water, source water as locally as possible and protect water quality
SDO 10	To maintain and enhance the soil quality
SDO 11	To protect and enhance the look and character of places
SDO 12	To protect and enhance the historic value of places
SDO 13	To protect and improve open spaces, green corridors and biodiversity
SDO 14	To reduce vulnerability to flooding
SDO 15	To provide everyone with the opportunity to live in a decent home
SDO 16	To increase walking, cycling, public transport and reduce car journeys

6 The Sustainability Framework

6.1 What is the SA Framework?

6.1.1 The Sustainability Framework provides a way in which the sustainability effects of the AAP can be described, analysed and compared. The framework provides a set of sustainability objectives and indicators to be used when undertaking the appraisal. The indicators should be measurable to provide a way of checking whether the objectives are being met, for example, the number of jobs created.

6.2 The SA Framework

Sustainability Issue	Sustainability Objective and questions	Indicators (indicators identified in SA scoping report)
Economy, Regeneration and Employment Opportunities	<p>SDO 1: <i>To tackle poverty and encourage wealth creation</i></p> <p>Will it improve the range of job opportunities?</p> <p>Will it help to diversify the economy?</p> <p>Will it encourage the retention and /or growth of local employment?</p> <p>Will it close the gaps between equalities target groups compared with the National average?</p> <p>Will it encourage business start-ups and support the growth of businesses?</p>	<p>Working age employment rate</p> <p>Employment by occupation</p> <p>Benefit claimants</p> <p>Employment land available</p> <p>Change in VAT registered businesses</p> <p>Rental floorspace in town centres</p> <p>Numbers and % jobs by sector</p>
Education	<p>SDO2: <i>To improve the education and skill of the population</i></p> <p>Will it provide opportunities to improve the skills and qualifications of the population, particularly for young people and adults?</p> <p>Will it help improve employee education/training programmes?</p> <p>Will it help reduce skills shortages?</p> <p>Will it help to reduce the disparity in educational achievement between different ethnic groups?</p>	<p>Indices of multiple deprivation; Education deprivation</p> <p>% of the population with higher qualifications</p> <p>% of population with no qualifications</p> <p>Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs</p>

Sustainability Issue	Sustainability Objective and questions	Indicators (indicators identified in SA scoping report)
Health	<p>SDO3: <i>To improve the health of the population</i></p> <p>Will it promote and facilitate healthy living and active lifestyles?</p> <p>Will it reduce health inequalities?</p> <p>Will it promote non-polluting forms of transport?</p> <p>Will it improve access to health and social care/treatment?</p>	<p>Health life expectancy at age 65 by equality group</p> <p>% of people reporting good health</p> <p>% of people reporting a long-term illness</p> <p>% of people exposed to unacceptable noise levels</p> <p>Indices of multiple deprivation: Health deprivation</p> <p>Rate of obesity in children</p> <p>Mortality from cancer, heart disease and stroke</p> <p>Incapacity benefit for mental illness</p> <p>Road distance to GP premises</p> <p>Air pollution levels of Fine Particles, Nitrogen Dioxide, Carbon Monoxide, Ozone and Benzene</p> <p>Percentage of the population travelling to work by foot or cycle</p> <p>Admissions to hospital per 1,000 people</p>
Crime and Community Safety	<p>SDO4: <i>To reduce the incidence of crime and the fear of crime</i></p> <p>Will it improve safety and security?</p> <p>Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?</p>	<p>Indices of multiple deprivation: Crime deprivation</p> <p>Numbers of crime per annum</p> <p>Percentage of residents who feel fairly safe or very safe outside during the day/night</p> <p>Reports of anti-social behaviour</p>

Sustainability Issue	Sustainability Objective and questions	Indicators (indicators identified in SA scoping report)
Social Inclusion and Community Cohesion	<p>SDO5: <i>To promote social inclusion, equality, diversity and community cohesion</i></p> <p>Will it help support voluntary sector and promote volunteering?</p> <p>Will it support active community engagement?</p> <p>Will it support a diversity of lifestyles?</p> <p>Will it address equality's groups?</p>	<p>Proportion of people who think they can influence decision-making in their locality</p> <p>Employment/Skills/Health/Homel essness waiting list by equality group</p> <p>Satisfaction with area</p>
Mitigation of and adaption to climate change	<p>SDO6: <i>To reduce contributions to climate change and adapt to climate change that is already happening</i></p> <p>Will it reduce consumption of energy?</p> <p>Will it use renewable sources of energy?</p> <p>Will it reduce car use?</p> <p>Will it minimise the risk of and from flooding?</p> <p>Will it help local people cope with hotter drier summers and warmer wetter winters?</p> <p>Will it mitigate against the urban heat island effect?</p>	<p>CO2 emissions and energy information (break down by source/type)</p>
Air Quality	<p>SDO7: <i>To improve the air quality in Southwark</i></p> <p>Will it help to reduce emissions of PM10, NO2?</p> <p>Will it encourage a reduction in amount and length of journeys made by car?</p>	<p>Number of days of high pollution</p> <p>Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air</p> <p>Annual average concentrations and number of daily exceedences of PM10 in air</p>

Sustainability Issue	Sustainability Objective and questions	Indicators (indicators identified in SA scoping report)
Waste Management	<p>SDO8: <i>To avoid waste and maximise, reuse or recycle waste that does occur</i></p> <p>Will it promote the reduction of waste during construction / operation?</p> <p>Will it minimise the production of household and commercial waste?</p> <p>Will it promote sustainable processing of waste?</p>	<p>Municipal waste land-filled</p> <p>Residual household waste per household</p> <p>Percentage of municipal waste sent for reuse, recycling and composting</p>
Water Resources	<p>SDO9: <i>To reduce use of water and source water as locally as possible and protect water quality</i></p> <p>Will it encourage reuse of water?</p> <p>Will it maximise use of rainwater or other local water supplies?</p> <p>Will it reduce discharges to surface and groundwater?</p>	<p>Average domestic and commercial potable water consumption (l/head/day)</p> <p>Water quality measure</p>
Soil and Land Quality	<p>SDO10: <i>To maintain and enhance soil quality</i></p> <p>Will it encourage the remediation of land identified as potentially contaminated?</p> <p>Will it prevent further contamination of soils?</p>	<p>Number of contaminated sites not remediated</p>
Quality in Design	<p>SDO11: <i>To protect and enhance the look and character of places</i></p> <p>Will it have a negative impact on important strategic/local views?</p> <p>Will it improve the quality of public spaces and street?</p> <p>Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the public domain?</p>	<p>Satisfaction with local area</p> <p>People who can identify with their local area</p> <p>Building for Life Assessments</p>

Sustainability Issue	Sustainability Objective and questions	Indicators (indicators identified in SA scoping report)
Conservation of the Historic Environment	<p>SDO12: <i>To protect and improve the historic value of places</i></p> <p>Will it involve the loss or damage to historic buildings and remains and their setting?</p> <p>Will it improve the historic value of places?</p> <p>Will it promote the historic environment and also contribute to better understanding of the historic environment?</p>	<p>Change to boundaries of conservation area</p> <p>Numbers of buildings in the borough on the English Heritage buildings at Risk Register</p> <p>Changes in numbers of listed buildings</p> <p>Number of scheduled ancient monuments at risk</p>
Open Space and Biodiversity	<p>SDO13: <i>To protect and improve open spaces, green corridors and biodiversity</i></p> <p>Will it encourage development on previously developed land?</p> <p>Will it improve the quality and range of open spaces?</p> <p>Will it improve access to open space and nature?</p> <p>Will it improve the quality and range of habitat for wildlife?</p> <p>Will it avoid harm to protected and priority species?</p>	<p>Change in quantity of open space (ha)</p> <p>Resident satisfaction with open space</p> <p>Change in SINCS and LNPS</p> <p>Population data for key BAP species</p> <p>Number of TPO's served</p> <p>Open space deficiency</p> <p>Deficiency in access to nature</p> <p>Satisfaction with parks</p>
Flood Risk	<p>SDO14: <i>To reduce vulnerability to flooding</i></p> <p>Will it minimise the risk of and from flooding?</p> <p>Will it adopt the principles of Sustainable Urban Drainage?</p> <p>Will it protect and improve flood defences and allow them to be maintained?</p>	<p>Number of flooding incidents (including sewer flooding)</p> <p>Condition of flood defences</p>

Sustainability Issue	Sustainability Objective and questions	Indicators (indicators identified in SA scoping report)
Housing	<p>SDO15: <i>To provide everyone with the opportunity to live in a decent home</i></p> <p>Will it contribute towards meeting housing need, in particular affordable housing and family homes?</p> <p>Will it improve the supply and range of housing?</p> <p>Will it contribute towards improving the quality of homes and the living environment?</p> <p>Will it reduce overcrowding?</p>	<p>Amount of homes in the borough</p> <p>Percentage of households living in temporary accommodation</p> <p>Households in housing need</p> <p>Households on housing register</p> <p>Households unintentionally homeless and in priority need</p> <p>Income to average house price ratio</p>
Sustainable Transport	<p>SDO16: <i>To increase walking, cycling, public transport and reduce car journeys</i></p> <p>Will it reduce car use?</p> <p>Will it promote walking and cycling?</p> <p>Will it reduce the number and length of journeys?</p> <p>Will it improve public transport?</p> <p>Will it reduce road traffic accidents?</p>	<p>Estimated traffic flows per annum</p> <p>The number of people killed or seriously injured in road traffic collisions</p> <p>Proportion of personal travel made on each mode of transport overall and by equalities groups</p>

6.3 Internal Comparison of the SA Objectives

6.3.1 As part of the sustainability appraisal, a comparison of the sustainability objectives was undertaken to check if the objectives are compatible with one another.

Compatibility of SA Objectives

Objective	SDO1	SDO2	SDO3	SDO4	SDO5	SDO6	SDO7	SDO8	SDO9	SDO10	SDO11	SDO12	SDO13	SDO14	SDO15
SDO 2	✓														
SDO 3	✓	0													
SDO 4	✓	0	✓												
SDO 5	✓	✓	✓	✓											
SDO 6	✓	0	✓	0	0										
SDO 7	✓	0	✓	0	0	✓									
SDO 8	✓	0	0	0	0	✓	0								
SDO 9	✓	0	✓	0	0	✓	0	0							
SDO 10	✓	0	✓	0	0	0	0	✓	0						
SDO 11	✓	0	0	0	0	?	0	?	0	0					
SDO 12	✓	0	0	0	0	?	0	?	0	0	✓				
SDO 13	✓	0	✓	0	0	✓	✓	0	✓	✓	✓	✓			
SDO 14	✓	0	✓	0	0	✓	0	0	✓	0	0	✓	✓		
SDO 15	✓	0	✓	0	✓	✓	✓	0	✓	0	✓	✓	✓	✓	
SDO 16	✓	✓	✓	0	✓	✓	✓	✓	0	0	✓	0	✓	✓	✓

✓ Compatible
 0 No significant link
 ? Depends on implementation

The compatibility of SDO 6: Mitigation of and Adaption to Climate Change and SDO 8: Waste Management with SDO11: Quality in Design and SDO12 Conservation of the Historic Environment depends on implementation.

Careful application of renewable technologies and waste provision will be needed to ensure that quality in design or the setting of historic environment is not compromised.

7 AAP Issues and Options

7.1 Compatibility of the SA Objectives against the Canada Water AAP Objectives

7.1.1 An assessment of the compatibility of the SA objectives against the AAP objectives has been carried out. The results show that the objectives are largely compatible with each other. Some uncertainties do occur in a few of the policies, which will be dependent on the implementation of the policies. The full results can be found at Appendix 4.

7.2 What options have been considered and why?

7.2.1 Two options were considered at the Issues and Options stage of the development of the AAP. These were
 Option 1: Regeneration with a focus on homes
 Option 2: Regeneration with a focus on homes, shops, jobs and leisure.

In summary, these options were based on:

- The London Plan target to deliver new homes and jobs in the area
- The amount of affordable housing and types of affordable housing to be delivered in the borough
- The amount of family housing to be built
- The provision of shops and leisure opportunities suited to the needs of the local population
- Provision of offices, industrial, tourism, cultural and community facilities
- The quality of public transport links in different parts of the borough.
- Environmental standards

7.2.2 Option 1: Regeneration with a focus on homes

In this option, regeneration in the core area would focus on the provision of new homes. The shopping centre would remain in place, but new mixed use developments would be built in the car parks around the shopping centre.

- The Seven Islands Leisure Centre would be refurbished.
- Building heights would range between 4 and 6 storeys on the shopping centre site, and would generally be below 10 storeys on sites A and B. One taller building of up to 15 storeys would be built on site A (to the north of Surrey Quays Road).
- Small scale improvements would be made to the road network to help ease the pressure on some of the junctions on Lower Road. Some streetscape improvements would be made to Lower Road, Albion Street and in St Mary's conservation area.
- Key pedestrian and cycle links in and around the town centre would be improved and a new green link would be created between Southwark Park and Russia Dock Woodland.
- New homes would be built on most development sites in the core area.
- No council owned estates would be redeveloped on the peninsula.

7.2.2 Option 2: Regeneration with a focus on homes, shops, jobs and leisure.

In this option, the character of the core area would become much more like a town centre. The shopping centre would be demolished or remodelled. The amount of shopping space in the centre would substantially increase. This increase would provide space for a new department store as well as more independent shops.

- Improvements would be made to Greenland Dock and South Dock marina to promote tourism. We would move the residential marina to Greenland Dock. Upgrade Dock facilities, improve the watersports facilities or promote some facilities for local people and visitors at South Dock such as a shop, cafe, restaurant and a hotel.
- Leisure facilities including a new swimming pool would be provided.
- There would be some carefully located taller buildings around the height of the Canada Towers.
- We would make changes to the road network, possibly by simplifying the gyratory and re-introducing two-way traffic on Lower Road, potentially improving to the junctions of Lower Road and Surrey Quays Road as well as Lower Road and Redriff Road to improve the environment and allow traffic to move through the area more efficiently.
- This option would create additional green links and improve water and landscape quality in the key open spaces on the peninsula. The network of open spaces and leisure facilities on offer would ensure that the peninsula becomes a great leisure destination.
- There would be more new housing of all tenures than in Option 1.
- There would be more regeneration of estates on the peninsula in this option depending on feedback
- Around 25% of new homes would be family sized homes with three or more bedrooms.
- New homes would be provided on the Hawkstone Estate through redevelopment of the low rise housing and John Kennedy House.
- There would be more intermediate housing, such as low cost home ownership to help lower and middle income families get onto the housing ladder.
- As well as residential and retail use, there would also be an increase in business space (retail as well as office space), including space suitable for small and medium sized enterprises (SMEs).

7.3 What have the options identified?

- 7.3.1 The two options for regeneration, identified above, were subject to detailed testing against the sustainability framework. The results of the appraisal showed that the overall impact of Option 2 was more positive than for Option 1.

Summary of Results

The results of the appraisal showed that the overall impact of Option 2 was more positive than for Option 1. While Option 1 would deliver more housing than Option 2 this will increase contributions to climate change, traffic, and waste and water usage.

In comparison Option 2 presents more of a balanced approach to the regeneration of the area by focusing on providing leisure facilities, employment opportunities, the public realm and community facilities as well as new homes. While this growth will increase demand for energy, water and generate more waste and traffic these impact can all be mitigated by other policies in the AAP which seek to reduce car parking, set energy guidance and design guidance. While the impacts of option 1 can also be mitigated against, overall Option 2 will have more sustainability benefits in the long term than Option 1 in terms of job creation, new skills, community cohesion, providing local services and community facilities, improving walking and cycling routes, and reducing crime and fear of crime.

As a result it was decided that Option 2 should be taken forward as the Preferred Option for the AAP. For more details on the scoring of the two options see Appendix 8.

8 Effects of the Canada Water AAP Policies

8.1 How has sustainability been considered in developing the plan?

8.1.1 The findings of the SA carried out for the Issues and Options report helped to determine the sustainability of the AAP policy options and the results were considered when selecting and drafting the policies for the Preferred Options report. This Preferred Options SA has identified areas where special care needs to be taken when implementing policies such as building a new school in a high flood risk area, this will help to ensure potential conflicts are avoided.

8.1.2 The appraisal has involved making a certain amount of subjective judgements of the likely sustainability impacts of options over the short, medium and long term. The judgement is made by reference to what the sustainability objective is trying to achieve and the possible impact a proposed action may have.

8.1.3 The cumulative impacts of the policies have also been considered as a single policy may not have a significant impact on the sustainability objectives but the overall impact of several policies could amount to a negative result.

AAP Preferred Option

8.1.4 In general, Option 2, regeneration with a focus on homes, shopping, jobs and leisure has been taken forward, following the sustainability appraisal at the Issues and Options stage of the Core Strategy. The results of the Issues and Options SA showed that the overall impact of Option 2 was more positive in terms of social, economic and environmental impacts than for Option 1.

8.1.5 Twenty three draft policies have been prepared in order to seek to achieve sustainable development and direct spatial growth within the borough. These are set out below:

Policy 1 Shopping in the town centre

Policy 2 Cafes and restaurants in the town centre

Policy 3 Important shopping parades

Policy 4 Small scale shops, cafes and restaurants outside the town centre

Policy 5 Markets

Policy 6 Walking and cycling

Policy 7 Public transport

Policy 8 The road network

Policy 9 Parking for town centre uses

Policy 10 Parking for residential development in the core area

Policy 11 Leisure and entertainment

Policy 12 Sports facilities

Policy 13 Arts, culture and tourism

Policy 14 Design principles for the town centre

Policy 15 Building heights in the core area

Policy 16 Open spaces

Policy 17 Energy

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 21 Young people

Policy 22 Health

Policy 23 Community facilities

8.2 What are the significant positive effects of the plan?

8.2.1 The appraisal found that the majority of the policies in the Preferred Options document will have a positive impact. For every policy, the positive impacts outweighed the negative impacts when assessed across the whole range of sustainability objectives. In some cases the policies have no obvious relationship with the sustainable objective.

8.2.2 Several policies recorded all positive scores including; Policy 6 Walking and cycling, Policy 7 Public transport, Policy 8 The road network, and Policy 9 Parking for town centre uses. The policies listed above received a positive score against the following sustainable development objectives:

SDO3	To improve the health of the population
SDO4	To reduce crime and fear of crime
SDO5	To promote social inclusion, equality, diversity and community cohesion
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening
SDO 7	To improve the air quality in Southwark
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur
SDO 9	To reduce the use of water, source water as locally as possible and protect water quality

These policies scored positively as their overall aim is to promote more sustainable modes of transport, such as walking, cycling and reduce car journeys. At present the area is congested and has a poor environment for pedestrians and cyclists. Reducing car use will have a positive impact on climate change, air quality and better opportunities for walking and cycling will improve the health of the population and create more natural surveillance in the area, reducing crime and fear of crime.

Policy 3: Important Shopping Parades also recorded all positive scores. The aim of the policy is to protect local shopping facilities that people are able to walk to easily. This will have positive impacts on the sustainability objectives in terms of improving the local economy, reducing crime, promoting community cohesion, reduce contributions to climate change and to promote walking and cycling.

8.3 What are the significant negative effects of the plan?

8.3.1 In total, there are seven SDOs that show potential minor negative impacts in relation to the Preferred Options. These are:

- SDO 5 To promote social inclusion, equalities, diversity and community cohesion in relation to Policy 10: Parking for residential development in the core area. This has shown a minor negative impact in the short term as restricting car parking for new residential developments may not prove to be popular with new residents, particularly families with children and elderly people. This could lead to problems in achieving community cohesion and promoting equalities and diversity. The issue could be exacerbated by the fact that existing residential developments in the core area do have car parking. However this policy is justified by the existing

traffic congestion in the area and the fact that the area is well linked to public transport. In order to regenerate the area and allow the provision of new shopping and community facilities and increase walking, cycling and public transport, car journeys must be reduced. All new residential developments will still be required to provide one parking space for every wheelchair accessible residential unit.

- SDO6 To reduce contributions to climate change and adapt to climate change that is already happening in relation to the following policies:

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that the policies scored negatively is due to the fact that they add new development to the area and therefore will potentially increase road traffic and also increase energy use and CO2 emissions, resulting in increased contributions to climate change. However development in the area is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore, all new development will be required to reduce energy use and maximise energy efficiency through design as well as minimising car parking and promoting more sustainable modes of travel (targets in AAP Policy 17 Energy, Sustainable Design and Construction SPD and Sustainable Transport SPD).

- SDO7 To improve the air quality in Southwark in relation to the following policies:

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that these policies scored negatively is because they add new development to the area and therefore will potentially increase road traffic and energy use and CO2 emissions, resulting in reduced air quality. However development in the area is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore, all new development will be required to reduce energy use and maximise energy efficiency through design as well as minimising car parking and promoting more sustainable modes of travel (targets in AAP Policy 17 Energy, Sustainable Design and Construction SPD and Sustainable Transport SPD).

- SDO8 To avoid waste and maximise, reuse or recycle waste that does occur in relation to the following policies:

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that these policies scored negatively is due to the fact that they add new development to the area and therefore will increase the amount of waste generated in the area. However development in the area is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore, all new development will be required to minimise the amount of waste generated and recycle waste (Sustainable Design and Construction SPD).

- SDO 9 To reduce the use of water and source water as locally as possible and protect water quality in relation to the following policies;

Policy 1 Shopping in the town centre

Policy 11 Leisure and entertainment

Policy 18 Housing

Policy 19 Jobs and business space

Policy 20 Schools

Policy 22 Health

Policy 23 Community facilities

The reason that these policies scored negatively is due to the fact that they add new development to the area and therefore will increase the amount of water used. However development in the area is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore, all new development will be required to minimise the amount of water used (Sustainable Design and Construction SPD).

- SDO 12 To protect and improve the historic value of places in relation to the following policy;

Policy 17 Energy

This policy scored negatively as it aims to promote sustainable energy use and this could potentially incorporate renewable energy sources such as solar panels or wind turbines. However these technologies may not be appropriate for development in conservation areas or in close proximity to listed buildings. In such cases the impact of incorporating renewable energy technologies will be assessed by individual planning applications.

- SDO 14 To reduce vulnerability to flooding in relation to the following policies;

Policy 18 Housing

Policy 20 Schools

Policy 22 Health

The policies scored negatively against this objective as it aims to reduce vulnerability to flooding. However the AAP area is in an area at high risk of flooding and the development of new housing, schools and health facilities in the area means that vulnerable people (the elderly and young children) are at risk. This will need to be mitigated through the design of the developments, in consultation with the Environment Agency. The need for a new school and a new health facility is already established in the AAP area and further increase in the local population will increase this need.

- Uncertain impacts

The impact of several policies scored as uncertain against the sustainability objectives. Further details can be found in the individual appraisal of each policy but the uncertain scores were largely due to mitigation being required and/ or the

impact being dependant on the detailed design of developments which will not be known until the pre-application stage e.g. the impact of a new school (Policy 20) on the look and character of the area (Sustainable Development Objective 11).

- Cumulative impacts

The cumulative impact of policies 1: Shopping in town centres, 11: Leisure and Entertainment, 18: Housing, 19: Jobs and business space, 20: Schools, 22: Health and 23: Community facilities could result in a major negative impact in relation to sustainability objectives six to nine which seek to reduce climate change, waste generation and water use and improve air quality. Individually the policies scored minor negative impacts but cumulatively the impact of additional development on these sustainability objectives could have a major negative impact.

The sustainability appraisal process has allowed the impact of each policy to be assessed overall and the appraisal process has demonstrated that the benefits that regeneration and the new development will have will outweigh this negative cumulative impact. However it is essential that all new development in the area is subject to strict guidance on car parking and sustainable design and construction in order to mitigate the negative cumulative impact of the policies.

Policies 18, 20 and 22 scored a minor negative rating against the objective to reduce vulnerability to flooding as they will result in vulnerable people inhabiting a high flood risk area. The impact of several other policies on flood risk such as leisure and entertainment and sports facilities are also unclear until detailed design information is provided with planning applications for new facilities. If the designs of new development do not attempt to reduce flood risk then this could result in a cumulative major negative impact for Sustainability Objective 14. For this reason a detailed flood risk assessment will be required to be submitted for planning applications in the area.

Several policies could have a cumulative negative impact on Sustainability Objective 16: Increasing walking and cycling and reducing car use. Increasing the amount of development in the area has the potential to cumulatively increase the number of car journeys. However this will be mitigated against by Policies 7, 9 and 10 of the AAP and the Sustainable Transport SPD.

The cumulative impact of new development on the character the area including historic buildings and the townscape has the potential to be negative if the design of different sites do not relate well to one another. However planning applications for new development will be subject to detailed design assessment to ensure this is not the case. Policies 3.12, 3.13, 3.16 and 3.17 of the Southwark Plan set out detailed design guidance in relation to new developments and impact on the historic environment.

- Short, medium and long-term impacts

On the whole the majority of the policies were thought to have the same impact in the short, medium and long-term. In some cases the positive impacts of the policies increased over time such as the provision of new shops in the town centre in relation to sustainability objective 1: Encouraging wealth creation. This is because the development of new shops may take to go through the planning process before they are delivered.

The policy to encourage shared car parking in the town centre was deemed to have an initial negative impact on wealth creation as in the short term it could

discourage new businesses from locating in the area. However the long term view is that the area will be more connected by sustainable forms of transport therefore shared car parking will not have a significant impact.

8.4 Proposed mitigation

- 8.4.1 Where the SA identified potential shortcomings of particular policies, mitigation measures are proposed to help off-set the negative impacts. Many of these mitigation measures are policy requirements in either the Southwark Plan or Supplementary Planning Documents (SPDs) such as the Sustainable Transport SPD, Residential Design Standards SPD and Sustainable Design and Construction SPD. For example, the adoption of technologies and construction practices to minimise waste production and the facilitation of measures to encourage and increase recycling rates, both required by the Sustainable Design and Construction SPD, will help to mitigate any negative impacts associated with the provision of additional homes. In addition, the requirement for new developments to adhere to minimum standards in design and construction will contribute towards ensuring greater water efficiency over time.
- 8.4.2 Some of the negative impacts will be mitigated through other proposed preferred option policies which deal with such matters. For example providing new shops will have a negative impact on the amount of energy used but all new shopping developments will be expected to meet the requirements of the policy on energy therefore minimising energy use from the outset.

8.5 Uncertainties and risks

- 8.5.1 The conclusions that were reached in undertaking the SA of the preferred option policies were a result of qualitative (i.e. subjective) judgement, albeit by planning professionals within the Council. Where possible quantitative impacts of the AAP policies will be considered through the Annual Monitoring Report e.g. number of listed buildings at risk in the area.
- 8.5.2 In addition, predicting the outcome of a potentially complex mix of social, economic and environmental factors is an inherently difficult task to undertake, and can only be undertaken on the basis of the background data that is available. Consequently, there may be some questions about the way some policies were ranked against particular sustainability objectives. However, whilst some individual rankings may possibly be challenged at this level, it is the overall performance of a policy against the Sustainability Framework taken as a whole, which is the most important element to consider.

9 IMPLEMENTATION

9.1 What are the next stages in the plan preparation?

SA PRODUCTION STAGE	TIMETABLE
Consideration of the responses to the consultation on the Canada Water AAP preferred option and the sustainability appraisal report.	October 2009- November 2009
Preparation of the final sustainability appraisal report to accompany the publication version of the AAP.	December 2009
Adoption of the Canada Water AAP and publication of the final sustainability appraisal report.	May 2011

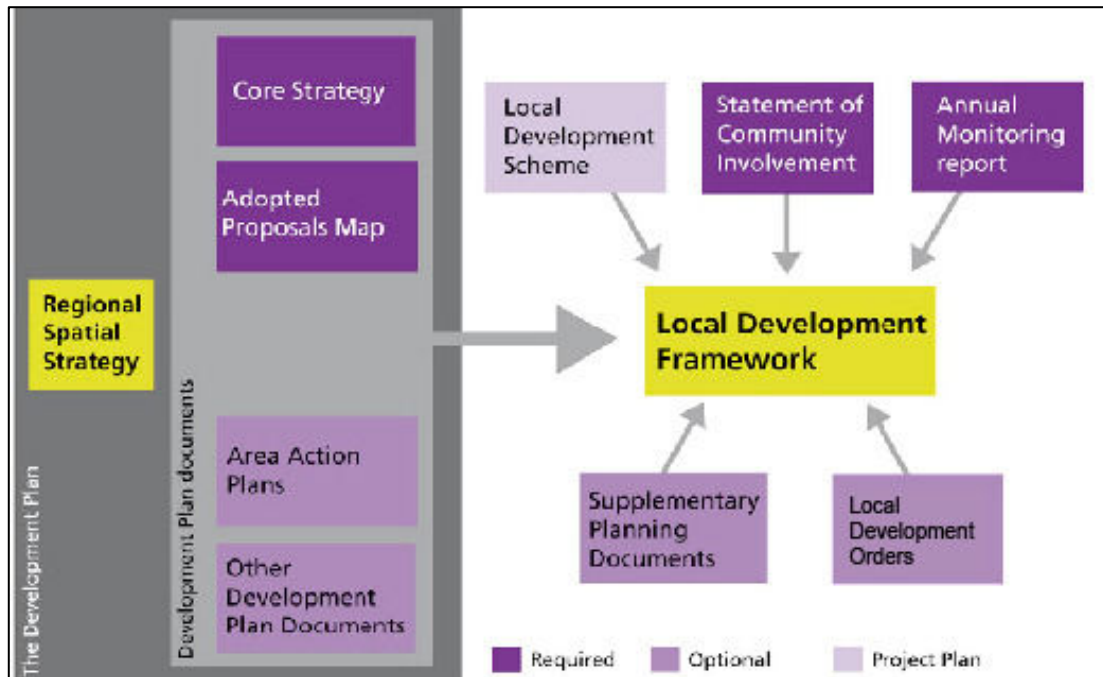
9.2 How will the plan be implemented?

9.2.1 The AAP sets out the vision for the regeneration of Canada Water. The Canada Water AAP will shape the development of the area up to the year 2026 by providing a list of clear objectives and a delivery plan to make development happen in the right place at the right time. The plan sets out what should be achieved in the area and directs development. All planning applications should adhere to the AAP.

9.3 Links to other tiers of plans, programmes and other guidance e.g. Core Strategy, SPDs

9.3.1 The LDF for Southwark will guide development in the future and is made up of a series of documents, prepared in stages. More information on the LDF can be viewed on our website. This includes the Local Development Scheme which sets out the programme for the production of documents. The Core Strategy will set out the overarching vision for all development in Southwark and set out what we want places to be like in the future, including Canada Water. The Core Strategy will also create new housing and affordable housing policies which will relate to new housing development in Canada Water. SPDs on Residential Design Standards, Sustainable Transport and Sustainable Design and Construction provide guidance on the sustainability standards, car parking and room sizes that new developments in Canada Water will be expected to meet.

9.3.2 It should be noted that local planning policy is produced within a framework set by national and regional government planning guidance. This guidance indicates the broad principles that local policy should adopt. For example the need to provide further housing as established in guidance means that it would not be possible to have an option of no further housing provision.



9.4 Proposals for monitoring

- 9.4.1 It is important that the plan is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the AAP. The most appropriate way to monitor the AAP is through the Local Development Framework Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of our planning policies and guidance and what effects this development is having in terms of sustainability.

APPENDICES

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Relevant Plans, Strategies and Programmes
Compatibility Assessment
Sustainability Appraisal of the Preferred Option for the Core Strategy
Glossary
Abbreviations
Results of Issues and Options Sustainability Appraisal

APPENDIX 1 Legal and Policy Background for Sustainability Appraisal and Development Plan Documents

Strategic Environmental Assessment and Sustainability Appraisal

The Canada Water AAP falls within the definition of a 'plan or programme' under European Directive 2001/42 (the SEA Directive). As it is likely to have significant environmental effects, it must also undergo a Strategic Environmental Assessment (SEA), as part of the sustainability appraisal. The SEA directive is transposed (made) into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance on the implementation of the 2004 Regulations and the Planning and Compulsory Purchase Act is set out in the ODPM's Practical Guide to the Strategic Environmental Assessment Directive (September 2005) and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005) respectively. These guidance documents set out a similar methodology to be used in the preparation of both SAs and SEAs. It is common practice that SAs incorporate an SEA. The government guidance on SA incorporates the requirements of the SEA Directive within the SA process. In the case of the AAP, all reference to SA should be understood as referring to both the SA and SEA process. The components of the SA and its relationship to the information required within the SEA report is set out below.

Components of the SA Report which make up the Environmental Report for the purposes of the Strategic Environmental Assessment

Information Required in Environment Report	Section in SA Report
Outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Section 1 and 3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 5
The environmental characteristics of areas likely to be significantly affected	Section 5
Any existing environmental problems which are relevant to the plan or programme	Section 3
The environmental protection objectives which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3, Appendix 5
The likely significant effects on the environment.	Section 6, Appendix 5
The measures envisaged to prevent, reduce and offset any significant adverse effects on the environment of implementing the plan or programme	Section 6
An outline of the reasons for selecting the alternatives dealt with	Appendix 5
A description of how the assessment was undertaken including any difficulties encountered in compiling the required information	Section 2, Appendix 5
A description of measures envisaged concerning monitoring	Section 6
A non-technical summary of the information provided under the above.	Summary

APPENDIX 2 FEEDBACK ON SCOPING REPORT RECEIVED FROM STATUTORY CONSULTEES WITH OFFICERS RESPONSE

Comment number	Name	Report section which representation refers to	Representation	Council's response
1.	GLA	All	No comment at this stage.	Noted.
2.	GOL - SE London Plans and casework	Chapter 3	Chapter 3 looks at the relationship to other plans and programmes. It would have been helpful to say whether you encountered any difficulties/issues in doing this and how you will address them. Also, I could not see any reference to European guidance/plans/programmes. Were they taken into account?	Agreed. Reference to the following documents has been made in Table 3.1: European Landscape Convention 2000; EU Sustainable Development Strategy 2006
3.	GOL - SE London Plans and casework	Chapter 4	The baseline topics shown in Chapter 4 and from this the objectives in Chapter 5 appear to be heavily weighted towards environmental issues with only one reference to economic issues.	We disagree. The baseline matters as set out in Table 4.1 refer to education, crime and community safety, health, regeneration and economic opportunities. Moreover the objectives set out in the framework also cover a range of matters, including economic and social matters (see table 6.1).
4.	GOL - SE	Appendix 4	Appendix 4 considers baseline data in more detail. I could not	Appendix 4 of the scoping

Comment number	Name	Report section which representation refers to	Representation	Council's response
	London Plans and casework		see any reference to indicators which will form the basis for monitoring the objectives within the document.	report contained a list of indicators along with relevant baseline information for each. At the next stage (preferred options) we will set out the monitoring framework in more detail. It is likely that for the main part, monitoring will take place through the preparation of the AMR. The indicators in the AMR have been dovetailed to correspond as closely as possible with indicators in the SAs.
5.	GOL - SE London Plans and casework	Annex 5	I welcome the diagrams/maps set out in Annex 5.	Noted.
6.	Thames Water Property Services	General	It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to	Noted. We will work with Thames Water to identify future infrastructure requirements.

Comment number	Name	Report section which representation refers to	Representation	Council's response
7.	Thames Water Property Services	Chapter 3	overloading of existing water & sewerage infrastructure. Where there is a capacity problem and Thames Water (or any successor) has no planned improvements, the Local Council will require the developer to fund appropriate improvements that must be completed prior to occupation of the development. Network upgrades can take up to 18 months and where additional funding from our regulator is required up to 5 years lead in times may be necessary. We rely heavily on the planning process to ensure we have the necessary infrastructure in areas where development is clearly identified and seek planning conditions where it is not. Capacity problems, possibly leading to flooding, could occur in some cases if we have not been given the opportunity, either through advance planning or through conditional planning approvals, to provide the capacity prior to development. Page 10 - SDO 9. Support.	Noted.
8.	Thames Water Property Services	Chapter 6	Page 20 - Flood Risk. This needs to be extended to ensure as a result of the development it does not cause flooding further down the network	Noted. The AAP will take flood risk into account.
9.	Natural England	Relevant Plans and Policies	Southwark have considered appropriate and suitable Plans, Programmes and strategies that are relevant to this Document, and are in line with those that would be recommended by Natural England	Noted.

Comment number	Name	Report section which representation refers to	Representation	Council's response
10.	English Heritage	Chapter 1	<p>1. Relationship to other Plans and Programmes - English Heritage notes and welcomes that PPG15 and PPG16 have been identified as key documents to be taken into account in preparation of the APP, as well as the joint CABE and EH guidance on Tall Buildings. In addition, English Heritage recommends the European Landscape Convention, which was ratified by the United Kingdom government in 2006, also be included in the International Plans and Programmes section. It is the first international convention for the management and protection of landscape, for the text of the treaty please see: http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm. Local plans relating to the historic environment could also be included, for example the Boroughs Conservation Area Appraisal and Management plan for St Mary's Rotherhithe (if one exists).</p>	<p>Noted. A reference to the CABE guidance was made in Table 31. A reference to the European landscape Convention has been added to the same table. As yet, a character appraisal has not been published for St Mary's Conservation Area. It will be taken into account should an area appraisal be prepared.</p>
11.	English Heritage	Chapter 2	<p>2. Social, Economic and Environmental Context - English Heritage notes that baseline data is being gathered for the historic environment to form the evidence base for Rotherhithe AAP. We welcome inclusion of data on buildings at risk and conservation areas, however the full range of heritage assets should also be considered. For example, an understanding of historic buildings, areas and their setting; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the Boroughs local distinctiveness. The appropriate information sources that should be</p>	<p>Noted. However there are 16 sustainable development objectors and indicators are set out for each. The purpose of the SA is to provide an overview of the sustainability of the AAP. In the interests of manageability and retaining a sharp focus on</p>

Comment number	Name	Report section which representation refers to	Representation	Council's response
12.	English Heritage	Chapter 3	<p>consulted, in respect of the historic environment, are as follows: Greater London Sites and Monuments Record (archaeology, including Scheduled Ancient Monuments and Archaeology Priority Areas); The Schedule of Buildings of Architectural and Historic Interest (listed buildings); The borough's conservation area records and adopted guidance (including conservation area designation reports, statements, appraisals and design guidance); The borough's list of Locally Listed Buildings (or equivalent); The Register of Historic Parks and Gardens The London Buildings at Risk Register www.english-heritage.org.uk/BAR; The HELM website www.helm.org.uk; and The Heritage Counts website www.heritagecounts.org.uk</p>	<p>key matters, the list of indicators has been constrained with two or three key indicators listed for each objective.</p>
13.	English Heritage	Chapter 4	<p>3. Sustainability Appraisal Framework - English Heritage notes and welcomes that a specific sustainability objective on the historic environment has been included. Regarding the criteria, LB of Southwark could consider including a question as to whether it will enhance access to the historic environment and also contribute to better understanding of the historic environment.</p> <p>4. Main Sustainability Issues relevant to the Rotherhithe AAP - English Heritage notes and welcomes that 'conservation of the historic environment', is included as a main sustainability issue that needs to be taken into consideration when preparing the Rotherhithe AAP. Regarding the evidence for this topic, we would again refer you to our comments above in section 2 and the potential to highlight the wider opportunities and benefits that can be achieved through enhancement of the historic</p>	<p>We consider this to be adequately covered by sustainable development objective 12.</p> <p>Noted. See comment on representation no. 12.</p>

Comment number	Name	Report section which representation refers to	Representation	Council's response
14.	English Heritage	General	<p>environment.</p> <p>Finally, English Heritage would strongly advise that the local authority's conservation staff is involved throughout the preparation and implementation of the APP, as they are often best placed to advise on: local historic environment issues and priorities, sources of data; and consideration of options relating to the historic environment. This advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the Rotherhithe AAP and its Sustainability Appraisal, and which may have adverse effects on the historic environment. I hope you find this response helpful in preparing the draft Rotherhithe Area Action Plan and Sustainability Appraisal.</p>	<p>Noted. Our Design and Conservation team have been involved in the preparation of the options set out in the issues and options report.</p>
15.	Environment Agency	Flood risk	<p>Rotherhithe is bounded by a significant length of Thames tidal defence and as such any development should be mindful of flood risk management issues, including future flood defence raising requirements. Although the AAP has addressed flood risk, using the SFRA as part of the evidence base, there is potential to more clearly delineate flood risk in the area. The action plan area lies within an area that would flood if it were not for the River Thames Tidal Defences, including the Thames Barrier and the river walls. There remains a residual risk of the river walls failing, breaching or being over topped in severe weather. The SFRA assesses this risk in more detail.</p>	<p>Noted. The issues and options report and AAP will take out of flood risk and the sequential test in the allocation of sites. The Strategic Flood Risk Assessment is an important part of the baseline.</p>

Comment number	Name	Report section which representation refers to	Representation	Council's response
			<p>Some of the action plan area lies on higher ground which means it may be at a lower risk of flooding than other parts. This information may be gleaned from the SFRA. A drawing as part of the AAP could show which areas are at lower flood risk due to their topography and that are therefore more appropriate for vulnerable development such as residential. Areas that are at higher risk of flooding should be used for development of lower vulnerability such as commercial or industrial.</p> <p>Where there are exceptional circumstances for building in the floodplain, the ongoing cycle of redevelopment and urban regeneration is the crucial opportunity to reduce the risk. This involves changing the layout and design of development within the floodplain. The borough should consider how to apply Annex G of PPS25 (managing residual flood risk within redevelopment plans) and link to SFRA and policies within the plan.</p> <p>Southwark SFRA has delineated areas of "flood hazard" through more detailed flood mapping and modelling. Areas are categorised according to "flood hazard" and depicted on a drawing. The Rotherhithe AAP must refer to the Southwark SFRA as part of the evidence base to ensure that development is located and designed appropriately taking into account flood risk issues. All development adjacent to flood defences must submit appropriate detail with the development</p>	

Comment number	Name	Report section which representation refers to	Representation	Council's response
			<p>proposals to demonstrate the potential impact of the development on the integrity of the defences. The flood defences must be appropriate for the lifetime of the development. Design drawings and calculations may be required to support a development proposal.</p> <p>For specific policy requirements, it should be noted that the buildings must be located and designed to reduce the flood risk over the lifetime of the development. This should be taken as: sixty years for commercial and hundred years for residential development. All architectural drawings which accompany flood risk assessment should compare the finished floor levels of the proposed development with the 200 year (0.5% Annual Exceedance Probability) and the 1000 year (0.1 AEP) flood water levels to assess flood risk to the development.</p> <p>In some areas residential basements will not be acceptable. The SFRA should provide further details on areas where this is not acceptable. More information on sustainability and householder development would be obtained from 'Improving the Flood performance of new buildings' Flood resilient construction (Defra May 2007). This document aims to provide guidance to developers and designers on how to improve the resilience of new properties in low or residual flood risk areas by the use of suitable materials and construction details. These approaches are appropriate for areas where the probability of flooding is low (e.g. flood zone 1 as defined by PPS 25) or areas where flood risk management or mitigation measures have been put in place. Specifically this guidance</p>	

Comment number	Name	Report section which representation refers to	Representation	Council's response
16.	POLA	Chapter 6	<p>document provides:</p> <ul style="list-style-type: none"> ● practical and easy-to-use guidance on the design and specification of new buildings (primarily housing) in low or residual flood risk areas in order to reduce the impacts of flooding ● recommendations for the construction of flood resistant and resilient buildings. 	<p>It should be noted that there are no working wharves in the borough. With respect to passenger transport, sustainable development objective 16 refers to the promotion of public transport which would include river transport. It is an issue which will be taken into account in the issues and options report.</p>
			<p>There are no references within the sustainable transport section to the use of the River Thames for the transport of passengers and freight. The London Plan seeks a 5% increase in passengers and freight transported on the blue ribbon network from 2001 - 2011. There are a number of passenger and tourist piers in Southwark including Greenland pier in the AAP area. Policy 4c.7 of the London plan seeks to protect existing facilities for passenger and tourist traffic and to encourage the development of new facilities. Policy 4c.8 of the London Plan seeks for new development close to navigable waterways to maximise water transport for bulk materials particularly during demolition and construction phases. As a riparian borough opportunities may therefore exist when sites are being developed to transport materials to and from sites by water. The omission of references to the river Thames for the transport of passengers and freight is therefore contrary to planning policy. References should be made within the sustainable transport section to the Thames and to encouraging the use of the river for the transport of freight and passengers.</p>	

Comment number	Name	Report section which representation refers to	Representation	Council's response
17.	Hawkstone TR&A		<p>Accuracy / completeness of data</p> <p>A primary concern of this response is the representation, incompleteness and accuracy of baseline and other data. We see it as fundamental and essential that further rich data is collected to ensure that decision making around sustainability issues is properly informed. We are aware that other groups have a long standing relationship with Canada Water activity and therefore perhaps feel they have "staked a claim". However, the data on Housing (page 21) appears, in the version I have, to be wrong with incorrect levels of dwellings and therefore statistics.</p> <p>Estates, such as Tissington, while located within the area marked on Figure 1 are not mentioned at all. Other estates, such as Canada, appear accurately recorded. This draft report reproduces a "division" in other ways that includes data collection and analysis. The report acknowledges that more data needs to be collected and our T&RA's are always available to help the Council, and reasonably behaved consultants, to collect accurate data for our area.</p> <p>The report is perhaps rather too biased & prejudicial to do best practice of consultation as it stands.</p>	<p>We note that the information relating to the estates on page 21 was inaccurate. Accurate information on the estates within the AAP area is currently being sourced. We agree that it is fundamental that the AAP is founded on a sound evidence base.</p>
18.	Hawkstone TR&A		<p>We are looking for the RAAP to substantially lower environmental pollution in our area and local streets and not the bland statement on page 19 that seeks to implement an aim that is a "should" and not a "must". It is this type of</p>	<p>We agree that these matters are extremely important and must not be overlooked. The issues</p>

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19.	Hawkstone TR&A		<p>“cleverly” worded fudge that attracts our attention and reduces the level of trust in the document and its authors.</p> <p>1.2 (and 1.3, p.8) We note the inclusion of Southwark Park in the RAAP area which is a potential site for a new leisure centre and stadium. The creation of RAAP or local development plan must not reduce, extinguish, limit or in any other way interfere with any rights of engagement, involvement and consultation me may enjoy under statutory law, by contract or otherwise. Our residents request that any communication approaches avoid jargon, are concise and written in plain English. Residents will not answer long lists of questions or read 78 pages. (We send only 9 in reply!)</p>	<p>and options report sets out options on energy supply and generation, water consumption and flood risk as these are issues which are particularly relevant for Rotherhithe. Those issues which affect the borough as a whole, such as air quality will be dealt with through the Core Strategy.</p> <p>Noted. The issues and options report will be written in plain English and will be widely consulted on.</p>
20.	Hawkstone TR&A		<p>The idea of a “core” and a “periphery” concerns us greatly and seems to reproduce the divisions highlighted by the report rather than seek to resolve them. I can understand what the author might be trying to say but it comes across and is open to an interpretation potentially detrimental to the RAAP and for us.</p>	<p>Noted. The core area is the area which will experience the greatest degree of change. The Hawkstone Estate is included in the area. The reason why we have</p>

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21.	Hawkstone TR&A		<p>We expect there will be other "core" areas of substantial development such as a potential stadium, road changes and regeneration of estates such as the Hawkstone. We do not take this RAAP language positively.</p> <p>We assume that we are involved in consultation to establish what the main things to consider are for the whole Rotherhithe area and not a predetermined agenda that appears focused on new build within the existing Canada Water Action Area. Across the tracks our main issues include the appalling condition of many existing homes and not necessarily new builds which are not always accessible or affordable for most of our residents. The creation of a "new town centre" is also an issue about location within stated "divides".</p>	<p>designated a wider area is to ensure that changes in the core area are taken into account.</p> <p>Noted. Part of the rationale behind preparing the AAP is to ensure that the wider impacts of development in the town centre are addressed. We are aware that Lower Road is a barrier to movement and that the relationship between the shopping centre is very poor, both in terms of pedestrian and cycle movement as well as visually. Options within the AAP will seek to reduce this barrier.</p>
22.	Hawkstone TR&A		<p>Chapter 2 Timetable</p> <p>The timetable on page 9 is noted together with opportunities for further consultation. We note that dates do not coincide with Spring 2009 when some of the Hawkstone residents expect to be informed if their homes will be demolished or</p>	<p>Noted. We will come to a decision as quickly as possible on the Hawkstone. This process will be integrated into the preparation of the AAP. We expect to decide on preferred options in May</p>

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23.	Hawkestone TR&A		<p>refurbished after 5 years of delays, and withdrawn tenders, as the future of Hawkstone Road & Cope Street etc. is repeatedly considered.</p> <p>Chapter 3</p> <p>Consultation Question 1: page 10. We would like to get back to you on this complex item.</p> <p>Strategies that deliver an improvement in safety, security, fuel efficiency and conservation, reduce congestion, accessibility, pollution reduction, and housing supply and affordability should be taken into account along with others because we need action across a wide range of factors and functions in order to make things better.</p> <p>Our estates not are part of the 22,000 council dwellings with heating via district heating networks. This does not help our residents suffering increased fuel poverty from 27 year old boilers, drafty un-insulated (or poorly fitted) single glazing systems, badly designed and installed double glazing systems etc. The Canada Water Draft Energy Scheme (p.11) might be extended to include help and advice to other sites and existing developments wanting to save energy within the RAAP.</p> <p>Repeatedly our residents see a lot of investment and good work being done for new builds but not for existing properties. 24SDO 12, page 11, is of particular interest. Again we see a focus on new build and not refurbishment of existing dwellings. The potential demolition and clearance of</p>	<p>09.</p> <p>Noted. The issues and options report contains options on energy, including options on setting up an Energy Services Company (ESCo) to supply energy in the area or connecting to SELCHP to use waste heat.</p> <p>The comments on taller buildings and waste/recycling are also noted.</p>

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			<p>Hawkstone homes drives our interest in plans for new build social housing in Rotherhithe whether it be on our own estate or on other sites within the RAAP.</p> <p>Many residents enjoy living in well designed and maintained high rise blocks and our residents would prefer a range of housing solutions. We are not adverse to high rise development depending on the merits of each case and such development should not be ruled out when replacing existing high rise blocks and where such archetype homes are in demand from residents.</p> <p>We are adverse to high rise blocks being allowed to fall in serious unsightly disrepair, or refurbished incompetently, as they subside (and crack) into the marsh and pebbles.</p> <p>Recycling and waste management.</p> <p>The design of existing estates makes recycling a challenge. However, on the Hawkstone the T&RA is currently not supporting an extension of recycling. We have the highest number of rat boxes of any in Southwark, our buildings are partially covered in pigeon excrement, and we have no end of pests. While infestations continue we are not in a position to accept action such as recycling bins in the absence of guarantees (and substantial) fines for not emptying them on a daily basis. Money needs to follow Southwark's rhetoric about recycling. The RAAP can make a contribution by taking a joined up integrative approach to recycling that considers</p>	

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24.	Hawkstone TR&A		<p>changes to designed structures and education programmed to increase and sustain recycling.</p> <p>Chapter 4 Page 12.</p> <p>Question 2. In short the answer is that the data and data sources provided in the RAAP will not measure changes effectively. Data collection needs to be localised. The evidence base is therefore currently incomplete and we believe not fit for purpose as intended to describe the current situation within the RAAP area or extrapolate what might occur in the future.</p> <p>We are minded that models used by Southwark (and consultants) appear to be perennially wrong and include too many assumptions that are not carefully examined. Decent Homes housing finance is the perfect example.</p> <p>We believe that there is a lot of work to do if the aims are to be met.</p> <p>We note the note at the foot of page 12 about extending data however we also believe that consultation will highlight where "gaps" in data exist. The note contradicts the request made in Question 2.</p>	<p>Noted. We are continually updating the evidence base for the AAP and will consider any further evidence the objector wishes to supply. As is noted above, it is very important that the AAP is founded on a sound evidence base.</p>
25.	Hawkstone		Chapter 5.	Noted.

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	e TR&A		<p>We would rearrange the order of statement "environment, economy and the community". Our order would be "community, environment and the economy" although of course the report authors might have all these concepts entangled. The point is that our residents want to see the community come first not private business. We are not against partnerships and appropriate business ventures but we like to see Council policy phrased and structured so that it places the residents and community of Southwark first. Where our residents detect that their interests are being unreasonably or inappropriately subordinated for other people to benefit they will take action and reply.</p> <p>Question 4, page 13. This is long and complex. We will get back to you about it.</p>	
26.	Hawkstone TR&A		<p>Chapter 6.</p> <p>We note that no value, rank or priority is being attached to issues at this time.</p> <p>Population:</p> <p>The population stats provided are "known". Our Estates have 2 bedroom dwellings that can house up to 5 people before being "over crowded". We have "illegal's" who are never the less "residents" who draw on / and contribute towards local services. It must be acknowledge that the actual population</p>	<p>The comments on population are noted. The statistics presented in the scoping baseline are not perfect, but do provide an overview of the population of the area. For the purposes of consultation etc it is important to have an understanding of local demographics. Comparisons with other</p>

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			<p>profile could be much higher and look very different. The move to compare "Rotherhithe Study Area" with "Southwark" masks pockets of variation that need to be identified.</p> <p>We not sure what the comparisons with Southwark are trying to achieve and what the intended use is.</p> <p>Linked to EqIA intentions – Is there some plan for proactive social engineering rather than monitoring? If so, we would like to know about it.</p> <p>T&RA's are in a very good position to collect and provide accurate data to supplement secondary sources pulled from existing databanks.</p> <p>Hawkstone T&RA with Tissiba T&RA represent a large chunk of the 23,357 residents living our side of the tracks.</p> <p>The comment on "ethnicity" is produced using standardised data collection forms and can only include returned forms – it is "reported" not actual. Our residents are aware, as is the Council, that substantial numbers of people exist outside of mechanisms used to collect such data.</p> <p>We question that the English Indices of Deprivation are accurate at estate level or appropriate to support the claims being made in the RAAP. At a general level the Indices are of interest but are not designed for such purpose.</p>	<p>(wider) areas, such as Southwark, London, England or the UK can help provide a context. They are not presented as a basis on which to embark on social engineering.</p> <p>Noted. The provision of</p>

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			<p>The remarks about statistical “divides” in the report are noted. We suggest these be supplemented with qualitative data collection to explore the extent of the divides to inform the creation, community ownership & support of a new “town centre”.</p> <p>The RAAP needs to help deliver improvements including CCTV and police “cabins” etc. There are spaces on the Estate that might house police or wardens. There is a need for much better lighting in streets and on estates.</p> <p>Appendix 10: Public Transport Accessibility Level Map.</p> <p>This map (2007) appears to exclude Surrey Quays (Docks) Tube station and Rotherhithe Tube Station. Why?</p> <p>We assume that “accessibility” is a very important factor in placing the new “town centre”, and design, and the decision to discard / reform any current combination of structures that might be locally taken to be a “centre” of some sort.</p> <p>We would like to see this map redrawn to accurately reflect the level of accessibility expected when the East London Line reopens & properly inform decision making.</p>	<p>street lighting on streets and in and around estates will be considered during redevelopment.</p> <p>PTAL maps are drawn up through a methodology established by TFL. We are aware that they are not always perfect. The maps will be updated once the East London line is in place.</p>
27.	Hawkstone TR&A		<p>Appendix 8: Noise Map</p> <p>The graphic image map appears to inaccurately chart the noise on our estates and provides a detailed computer imaged</p>	<p>The offer of additional information on noise is noted. The noise map does however give a</p>

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			<p>generated by extrapolating sampling. We would prefer to see a map with locations and readings of samples. From local knowledge we can see that the map scales and indicated reading does not make sense for particular waypoints. It's something that Mouchel might produce.</p> <p>Hawkstone T&RA have noise measuring equipment and our residents will happily volunteer to collect and provide data. Provided with the proper information we can also verify the data provided.</p> <p>Vibration also needs to be factored in. Our residents suffer from serious vibration and we are waiting to hear how heavier new East London Line trains will increase this nuisance.</p> <p>Being Clean</p> <p>Rotherhithe Area Housing (social) has a dissatisfaction rating for Estate Cleaning (ICC etc) approaching 50%. Dulwich maintains near enough 100% satisfaction (See 2007 ICC report – MORI). Clearly these variations need to be addressed before more stress is placed on our local cleaning services. The percentages mask that on some estates dissatisfaction is even worse and conditions totally unacceptable.</p> <p>In the short time I have it is not possible to fully engage in detail with the 78 page draft RAAP report. I hope the response provided here will help inform the process. The Draft RAAP report and this response will form a useful structure for our</p>	<p>general indication of those areas which suffer more acutely from traffic noise.</p> <p>The comment on estate cleaning satisfaction is noted, but it is not an issue which can be effectively dealt with by an AAP.</p>

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28	Environment Agency	Main River Designation	<p>residents to engage with.</p> <p>Much of the dock area within the AAP is not designated Main River, such as Greenland Dock, Surrey Water and Canada Water. The small inlets adjacent to the River Thames, for example up to the dock Surrey Water, north of Brunel Road and the two inlets between the River Thames and Rotherhithe Street are designated main river. A main river is a watercourse marked as such on a main river map. This is an official document. In England, Defra decides which the main rivers are. All works or development within 8 metres of a fluvial main river or 16 metres of a tidal main river will require consent from the Environment Agency. Please contact you local Environment Agency Development Control Team with any queries regarding consent required for works adjacent or within main rivers.</p> <p>All River Thames walls have a statutory flood defence level, and the crest of these river walls must remain at this height, during and after any works to the river walls. Consent is required for any work on the river walls. We are pleased to see the following comment supporting our objectives for the River Thames. <i>"The Thames policy area allows special control of development next to the riverside. Any development in this area must enhance the character of the riverside area and ensure continued access to the Thames."</i> Access to the River is not only required for social reasons but for flood risk management reasons, in general all development should be set back at least 16 metres from the River Thames and/or any</p>	Noted.

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29	Environment Agency	SUDs	<p>flood defences associated with the River. Setting back development will allow for access and maintenance to the defences and provide adequate space should the defences need to be improved in the future.</p> <p>Canada Water which is identified as an action area and about to undergo significant change is not part of the Thames tidal defences; instead it is protected by a flood defence wall near the entrance to Surrey Commercial Dock.</p>	Noted
			<p>SUDs are of particular importance within national planning policy (including Planning Policy Statement 25: <i>Development & Flood Risk</i>). Annex F, (Paragraph F6) states "<i>Surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic surface water flows arising from the site prior to the proposed development.</i>". SUDs are promoted as the preferred drainage option by other National planning policy statements. These include: PPS1, PPS3, PPS9, PPS23 and the London Plan (February 2008) –</p> <ul style="list-style-type: none"> Policy 4A.3 Sustainable design and construction Policy 4A.9 Adaptation to Climate Change Policy 4A.11 Living Roofs and Walls Policy 4A.14 Sustainable drainage Policy 4A.17 Water quality <p>Throughout the London Plan SUDs is cited as one of the most effective means of reducing flood risk. A drainage impact assessment / surface water management plan is to be submitted as</p>	

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			<p>part of development proposals, demonstrating how the rates and volumes of surface water runoff from sites will be reduced in accordance with the London Plan, using the most sustainable methods and techniques. Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage.</p> <p>The action area has a significant amount of green space. This may provide an opportunity to design in some storage/retention of surface water into green spaces, in the form of small detention basins or wetlands. This option can be investigated in more detail as part of the AAP. Surface water from development could drain to these storage and/or wetland areas and they would also be valuable amenity for local residents as well as improving habitat.</p>	
30	Environment Agency	Waterfront development	<p>In Rotherhithe the SUDS techniques which may be appropriate would include green roofs, pervious paving, rainwater harvesting, infiltration gardens and small swales, conventional drainage such as pipes and storage cells may also form part of a sustainable drainage solution, when combined with more sustainable elements. Please refer to the drainage hierarchy in the London Plan for further guidance. Where possible paving should be avoided. Further information on the London Plan can be accessed via the link below http://www.london.gov.uk/the-london-plan/docs/londonplan08.pdf</p>	Noted.
			<p>Flood risk management and redevelopment needs to be linked closely with regeneration and redevelopment so that the location of development can help to reduce flood risk. There is need to incorporate long-term policies in the AAP that outline protecting and recreating river corridors and areas where</p>	

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			<p>flooding can happen naturally. These policies will support the objectives of Thames Estuary 2100 (TE2100) and the London Plan Blue Ribbon Network (<i>Policy eC.3 The natural value of the Blue Ribbon Network</i>, <i>Policy 4C.6 Sustainable growth priorities for the Blue Ribbon Network and Policy 5D.1 The strategic priorities for South East London</i>)</p> <p>Development proposals within the defended tidal flood plain must consider the residual risks that are present, i.e., increasing risks from rising flood water and sea levels due to climate change and the risks resulting from a failure or overtopping of a section of defence protecting the area under consideration. This may lead to reallocating some of the more vulnerable uses to areas with lower residual risks as well as designing new development in a more flood resilient manner.</p> <p>Flood resilience must be built into buildings and other infrastructure, such as transport in areas currently at residual risk. Emergency Planning and evacuation procedures are required that fully understand current and future risk. Defra's Policy to achieve <i>Making Space for Water</i> must be delivered in the short and long term to enable us to maintain existing defences and plan for future land use. If developments are set back from existing defences we retain the option of future upgrades, as well as making space for flood storage. This will require land allocation many years in advance, which needs to occur through current spatial planning.</p> <p>The Council should seek to maintain and look for opportunities</p>	

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31	Environment Agency	Sequential test and exception test	<p>to enhance the setting of and increase space for the River Thames and its tributaries. In considering development proposals it will:</p> <ul style="list-style-type: none"> a) Ensure the protection of landscape features that contribute to the setting of the rivers b) Seek to protect and enhance existing views of the rivers c) Pay special attention to the design of development located in riverside <p>settings to ensure that it respects and makes a positive contribution to the setting of the rivers</p> <ul style="list-style-type: none"> d) Ensure that the quality of the water environment is maintained e) Seek opportunities to improve public access to and alongside the rivers and ensure that existing public access is maintained 	Noted. A sequential test will be carried out.
			<p>Paragraphs 8 and D.5 of PPS25 require decision-makers to steer new development to areas at the lowest probability of flooding by applying a 'Sequential Test'. Only if the council can demonstrate through the sequential process that a site with a lower probability of flood risk is not reasonably available can a case be put forward as to why a site could be considered as an exception. If this can be achieved, then, in accordance with PPS25, for the exception test to be passed it must be demonstrated that the development provides wider benefits to the community that outweigh flood risk, the site is previously-developed land, and a Flood Risk Assessment must demonstrate that the development will be safe without</p>	

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32	Environment Agency	Climate change	<p>increasing flood risk elsewhere. PPS25 states in paragraph 14 that:</p> <p><i>'A sequential risk-based approach to determining the suitability of land for development in flood risk areas is central to the policy statement and should be applied at all levels of the planning process'. It goes on to state in paragraph 16 that:</i></p> <p><i>LPAs allocating land in LDDs for development should apply the Sequential Test (see Annex D and Table D.1) to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. A sequential approach should be used in areas known to be at risk from other forms of flooding.</i></p>	Noted. Climate change is taken into account in the borough's strategic flood risk assessment.
			<p>The rising sea level will steadily reduce the level of protection that defences offer. The predictions for how quickly sea level will rise vary considerably depending on the assumptions used about emissions and climate modelling.</p> <p>The TE2100 project has considered a range of climate change derived sea level rises from 0.9m (Defra 2006 Climate Change Scenario) to 4m (High++ Level where all conceivable sea level rise contributions up to 2100 occur). The Environment Agency Thames Catchment Flood Management Plan (Thames CFMP) (September 2006) confirms the above and sets out some main messages:-</p>	

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			<p>a) Flood defences cannot be built to protect everything. b) The ongoing cycle of development and urban regeneration is a crucial opportunity to manage flood risk. c) Land for future flood risk management will be identified and protected by authorities.</p> <p>Work undertaken so far by Thames Estuary 2100 (TE2100) indicates that the present system of flood risk management for the tidal flooding can continue to provide an acceptable level of risk management up to 2030. Beyond 2030 more actions will be needed. These actions would be easier and more affordable and sustainably delivered if they are planned now. The London Plan states inter alia that <i>"The Mayor will, and boroughs and other agencies should, take fully into account the emerging findings of the Thames Estuary 2100 Study, the Regional Flood Risk Appraisal and the Thames Catchment Flood Management Plan" page 211</i></p> <p>New development should be avoided in those areas with likely increased vulnerability to climate change, particularly where it is not viable to manage likely risks through suitable measures to provide resilience; and bring forward adaptation options for existing development in likely vulnerable areas.</p> <p>The council should require development proposals to take account of the expected changes in local climate conditions, throughout the proposed lifetime of the development, by</p>	

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33	Environment Agency	SDO 4	<p>adaptation or flexibility to allow future adaptation. Information on these measures must be submitted with an application. Specifically, the council should require major developments to:</p> <ul style="list-style-type: none"> • identify the type of and extent of the main changes expected in the local climate throughout the lifetime of the proposed development, • identify the potential impacts of these changes on the proposed development and its neighbours, indicate the ways in which the proposed development design overcomes the hazards and exploits the opportunities associated with these impacts whilst meeting other sustainable development criteria, particularly the need to achieve overall reductions in greenhouse <p>Sustainable development indicator (i) is acceptable; however, sustainable development indicator (ii) needs to be reviewed to be more positive. ii) "Percentage of new development within relevant urban catchment managed according to DEFRA SUDS Guidance." Could be reworded to include – "the percentage of new development significantly reducing runoff rates and volumes as well as improving water quality through the use of SUDS techniques." These indicators can refer to London Plan SUDS policies mentioned above. Baseline data needs to be compiled for flood risk issues. This is needed to allow the assessment of change and policy performance against key indicators. Examples include: -the number of dwellings in Flood Zone 3, the number of new or replacement dwellings permitted in Flood Zone 3 and the number of highly vulnerable premises within flood Zone 3 (as per PPS25 Annex D). It may be possible to compile some baseline data using</p>	<p>The comments on surface water run-off are noted. The issues and options report contains options on water which include reduction in surface water run off and SUDS.</p> <p>The additional questions suggested are noted. However the SA provides an overview of the impact of the plan on sustainability. In the interests of manageability and maintaining a balance</p>

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			<p>the recently completed SFRA. As you will appreciate, any housing development in the area will have to take account of the findings of the SFRA to satisfy the sustainability appraisal and the tests of soundness.</p> <p>Information on planning permissions granted contrary to the advice of the Environment Agency on flood risk could be accessed using our external website link provided below: http://www.environment-agency.gov.uk/aboutus/512398/908812/1351053/571633/?lanq=e</p> <p>Additional questions</p> <ul style="list-style-type: none"> • Is the site riparian? • Will the proposed development impact on the structural integrity of the defences? • Are the defences appropriate for the lifetime of the development? • Will any work be required to bring them up to this standard? • Will there be appropriate set-back between the defences and the proposed development? <p>Can the site be drained in a sustainable manner (i.e. no pumping will be required?)</p>	<p>of environmental, social and economic objectives, the additional questions have not been added.</p>
34	Environment Agency	SDO9	<p>To encourage sustainable use of water resources. Will it lead to a reduction in the quality of surface water/waterways? - This could be reworded to - "Will it improve the quality of surface water/waterways?" (The use of SUDS can</p>	<p>The comments on water quality are noted. The issues and options report contains options on water which include reduction in</p>

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35	Environment Agency	Maps	achieve an improvement in the quality of surface water)	surface water run off and SUDs.
36	Environment Agency	SDO6	<p>This <i>BASELINE DATA FOR ROTHERHITHE</i> report has a number of drawings related to the text appended, however there does not seem to be a map or drawing from the SFRA on areas at risk of flooding. This is imperative.</p> <p>We recommend that to ensure that energy is used efficiently and carbon emissions reduced; AAP should require rather than promote low and zero carbon developments throughout the Borough. The London plan states that London boroughs should in their DPDs require all developments to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions (Policy 4A.6).</p> <p>The London Plan also states that boroughs should ensure future developments meet the highest standards of sustainable design and construction and reflect this principle in DPD policies. Boroughs should require all applications for major developments to include a statement on the potential implications of the development on sustainable design and construction principles (Policy 4A.3).</p> <p>Regarding renewable energy on site, the London Plan states that boroughs should in their DPDs adopt a presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from onsite renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is</p>	<p>Noted. The SFRA is an important part of the evidence base.</p> <p>Noted. The issues and options report contains options on energy supply and generation.</p>

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36	Environment Agency	SDO8	<p>not feasible. Boroughs in their DPDs should identify broad areas where the development of specific renewable energy technologies is appropriate. Policy 4A.7)</p> <p>We recommend that the AAP should identify areas where zero carbon development is appropriate.</p>	Noted. We will work with the EA and Thames Water to identify water infrastructure requirements for the AAP area.
			<p>Environment Agency supports AAP Objective on sustainable waste management but notes with concern that waste water treatment is not included. It would be preferable to have a separate waste water treatment objective taking into account the Water Framework Directive and the need for any further operational development at the existing Sewage Treatment Works. More new development will create higher volumes of sewage to be transported from houses to sewage treatment works, and additional treated effluent to discharge to surface and ground waters.</p> <p>Therefore the infrastructure should be sufficient to guarantee both surface and ground water quality would not be detrimentally affected, and avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses.</p> <p>The Water Framework Directive sets ecological standards in addition to chemical standards for rivers. This is likely to place greater demands on Sewage Treatment Works to achieve cleaner effluents. In preparing the AAP, the council must:</p>	

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37	Environment Agency	SDO10	<p>i) ensure that the rate of development broadly accords with the capacity of existing water supply, sewage treatment and discharge systems, particularly in connection with major new development</p> <p>ii) require development to incorporate measures to enhance water efficiency, and sustainable drainage solutions</p> <p>iii) work with the Environment Agency and water companies to identify infrastructure needs and allocate areas for and permit necessary infrastructure</p>	Noted.
			<p>We are pleased to note that land contamination has been included as one of the key environmental objectives. We strongly recommend that if potentially contaminating activities have previously been conducted at a site, such as chemical or fuel storage, manufacturing or other industrial processes, an assessment of risk of potential contamination to controlled waters should be carried out. This work should follow 'Environment Agency guidance on requirements for land contamination reports' and the 'Model Procedures for the Management of Contaminated Land' (CLR11). These documents can be down loaded from our website at http://www.environment-agency.gov.uk/subjects/landquality/113813/887579/1101611/?lang=e. If potential for significant contamination is identified, the Environment Agency and the Local Authority Contaminated Land Officer should be consulted for advice prior to work commencing on site. Responsibility for the safe development and secure occupancy of the sites rest with the</p>	

Comment number	Name	Report section which representation refers to	Representation	Council's response
38	Environment Agency	Environmental characteristics of the area	<p>developer/landowner. Should contamination on the sites be found to be affecting controlled waters subsequent to the redevelopment, the sites may be determined as contaminated land under Part IIA of the Environmental Protection Act 1990 and cost for remedial action sought from the developers.</p> <p>A 'watching brief' should be maintained during the construction period to deal with any unexpected areas of contamination, which may be identified during excavations (generally by visual or olfactory evidence). If contamination is found a reputable environmental consultant should assess the level of contamination. In the event of significant contamination being identified, then the Environment Agency should be contacted for advice.</p> <p>From the perspective of environmental sustainability we expect Rotherhithe Area to display the following characteristics:</p> <ul style="list-style-type: none"> • The quality of the environment needs to be protected and improved • The demands on natural resources needs to be managed sustainably • Both new and existing development needs to contribute to a low carbon region and designed to adapt to climate change <p>The necessary environmental infrastructure to support both new and existing development needs to be in place</p>	Noted.
39	Environment	Environmental outcomes	Development in Rotherhithe Area should be delivered to	Noted. These issues will

Comment number	Name	Report section which representation refers to	Representation	Council's response
	Environment Agency		<p>ensure the following outcomes are achieved:</p> <ul style="list-style-type: none"> • Water quality is improved • Land quality is improved and Brownfield Land is appropriately developed Cleaner, healthier air • Biodiversity is protected and enhanced • Access to the environment is improved and promoted • Water is managed wisely and we have enough water for people and the environment • Waste is managed sustainably • A sustainable construction approach is adopted on all developments • Energy resource is used efficiently and carbon emissions reduced • A Climate change adaptation plan is in place • The impact of flooding understood and the risks appropriately managed • Appropriate water supply and waste water infrastructure is provided • Appropriate waste infrastructure is in place • A network of green infrastructure is in place 	be considered in preparing the plan.
40	Environment Agency		These matters will be considered in preparing the Plan.	Noted.
41	Environment Agency	Conclusion	The Environment Agency supports growth that can be supported by the necessary environmental infrastructure (for	Noted.

Comment number	Name	Report section which representation refers to	Representation	Council's response
	Agency		<p>water resources, wastewater, waste and flood risk management), provided in a co-ordinated and timely manner to meet the physical and social needs of both new development and existing communities. Early investment and careful planning may be required to ensure expanded or improved infrastructure will have the capacity to cope with additional demands, particularly with climate change. See our report 'Hidden Infrastructure: The Pressures on Environmental Infrastructure'. The report can be downloaded at http://publications.environment-agency.gov.uk/pdf/GEHO0307BMCD-E-E.pdf</p> <p>We hope regeneration in Rotherhithe will deliver greater resource efficiency, appropriate use of brownfield land and protect and enhance a network of well designed greenspace. It must incorporate the highest standards of flood risk management and contribute to an improved and protected water environment.</p>	
42	Natural England	Baseline data	The Baseline Topics and Baseline Data proposed cover the areas and issues that Natural England would wish to see considered by such a document.	Noted.
43	Natural England	SDOs	The sixteen Sustainability Objectives listed cover the areas that natural England would wish to see address by an Strategic Environmental Assessment and are broadly supported by Natural England, and in particularly the	Noted.

Comment number	Name	Report section which representation refers to	Representation	Council's response
			<p>following;</p> <p><u>SDO 6</u> To reduce contributions to Climate Change.</p> <p><u>SDO 11</u> To protect and enhance the quality of landscape and townscape, given its reference to the public realm.</p> <p><u>SDO 13</u> To protect and enhance open spaces, green corridors and biodiversity. The inclusion of green corridors is especially welcomed.</p> <p><u>SDO 16</u> To promote sustainable transport and minimise the need to travel by car.</p>	
44	Natural England	Sustainability issues	<p>The Sustainability Issues are appropriate and would be in line with recommendations and or suggestions from Natural England. The reference to Sites of Importance for Nature Conservation is welcomed, as are the references and consideration given to Green Links, under the Open Space and Biodiversity section.</p>	Noted.
45	Natural England	Baseline	<p>This section includes comparators and targets and under the Open Space and Biodiversity Objective, Natural England are pleased to see the indicators for Green Flag Status for area</p>	Noted.

Comment number	Name	Report section which representation refers to	Representation	Council's response
			Parks/Green Spaces, together with the number of open spaces that have Council approved management plans, which would be in line with recommendations from Natural England.	

Comments on the Issues and Options report: Interim Sustainability Appraisal

Name	Report section which representation refers to	Representation	Council's response
English Heritage	All	<p>In general terms, English Heritage is of the view that the interim SA is on the right track in terms of structure and demonstrating a clear attempt to assess each of the options against key sustainability objectives. In addition, English Heritage supports SD12 - the SA objective for the historic environment.</p> <p>English Heritage notes that the baseline information in respect of the historic environment currently appears to be a bit inconsistent and incomplete. While archaeological resources are referred to in the table on page 7, they are omitted from the table at page 23, as is Southwark Park's status as a Grade II Registered Historic Park and Garden. These matters are symptoms of a broader concern however, which will need to be placed in the appropriate context of providing proportionate coverage of the issues for the area. That broader concern is the absence of the development of a sense of identity for the area based on a thorough understanding of what it is at present and what it has been in the past. The designated historic environment assets need to be seen as essentially indicators of this development over time rather than simply curiosities that need to be worked around. If they are treated in this way, they can anchor a characterisation of the area which will in turn enable a better understanding of how the area works and how it can most effectively be adjusted.</p> <p>English Heritage recommends approaching the borough's own cultural services department for more information about the local history of the area. This information combined with an understanding of the existing built environment, including archaeology; can provide</p>	<p>Noted. The baseline information on the historic environment will be compiled and presented in a background evidence paper which will accompany the submission AAP. In this we will refer to Southwark Park's status. The AAP seeks to protect and improve open spaces and historical features.</p> <p>In terms of the appraisal of the impact of the policies and their impact on the historic value of the area this has been taken into account throughout the Sustainability Appraisal process by assessing the AAP policies against SA objective SDO12. This document sets out the appraisal of the preferred options with reasons why each score was given.</p>

Name	Report section which representation refers to	Representation	Council's response
		<p>inspiration for establishing identity for the area that is based on positive continuity. In turn, this will mean that the design of new development has the opportunity to be creative and reinforce positive values for the local community rather than inadvertently creating a disconcerting sense of disconnection in the environment.</p> <p>English Heritage appreciates the borough's point (made in response to our comments on the Scoping Report on page 36) that the sustainability appraisal needs to be manageable. However, this needs to be balanced against the need to ensure that the assessments are of sufficient extent to convey the impact on cultural heritage for the purposes of the European Directive on the Assessment of Certain Plans and Programmes (SEA) (2001/EC/42). It would be useful to understand for example, why option A for shopping is neutral for the historic environment and Option B is positive and it is interesting that the relationship of the historic environment with new development has been assessed as neutral for all the related issues i.e. housing, business floorspace, new leisure, culture and faith facility provision. Is this because there are no historic assets in the areas designated for the development? Or have some measures been incorporated in the plan that neutralise any impacts on the historic environment? This is not clear and it needs to be in order to show whether or not impacts have been appropriately addressed.</p> <p>If, because the historic environment assets and consequent cultural heritage of the area have not been successfully defined in the baseline information section of the SA, the historic environment issues have to be set out in full in the discussion under each of the matrices, the document will become unwieldy. However, if the assets and cultural heritage issues are well defined then assessment statements can be short, targeted and highly effective.</p>	<p>In many cases where the policy will include new development, the impact on the historic environment cannot be fully assessed until the planning application stage when the detailed design and plans for a scheme will help officers to assess the impact of the development.</p> <p>The historical value of the area has been a key consideration in the policy which promotes cultural and tourist assets in the area.</p>

Name	Report section which representation refers to	Representation	Council's response
Natural England	All	<p>A specific example might be "the use of the housing development sites has the potential to increase the usage of the Grade II Registered Historic Park and Garden, Southwark Park and building heights will need to be restricted on development sites in the path of the St Paul's cathedral viewing corridor." A more generalised example might be "The character of [x] Street derives from its history as a residential quarter for the manufacturing industry workers in the 1970s. The decline of this sector has been mirrored in the street and the upgrading of the neighbouring shopping facilities and introduction of public art referencing the past contribution of this area should help to positively strengthen the identity of the local community and assist in the regeneration of the street."</p> <p>The key sustainability issues identified have recognised the need to maintain and enhance open space provision and promote biodiversity within the area and this is welcomed and supported. However, Natural England would remind the Council of the presence of Canada and Surrey Waters SINC within the Peninsula/Action Plan area</p> <p>The sixteen Sustainability Objectives listed cover the areas that Natural England would wish to see addressed within a Sustainability Appraisal/ Strategic Environmental Assessment and these are broadly supported by Natural England, and in particularly the following;</p> <p>SDO 6 To reduce contributions to Climate Change. SDO 11 To protect and enhance the quality of landscape and townscape,</p>	Noted. The presence of the Canada and Surrey Waters SINC will be added to the baseline information.

Name	Report section which representation refers to	Representation	Council's response
Environment Agency	Issues and Options report: Section 4	<p>given its reference to the public realm.</p> <p>SDO 13 To protect and enhance open spaces, green corridors and biodiversity. The inclusion of green corridors is especially welcomed.</p> <p>SDO 16 To promote sustainable transport and minimise the need to travel by car.</p> <p>Relationships to other Plans and Programmes are appropriate and identify suitable legislation that would be recommended by Natural England, whilst the Social, Economic and Environmental Context identifies the issues and topics that Natural England would wish to see contained within such a document.</p>	<p>Noted. The Preferred Options report identifies potential sites for development in the area. It is recognised in the Sustainability Appraisal of the Preferred Options that in some cases the risk of flooding will need to be mitigated by the design of developments.</p>

Name	Report section which representation refers to	Representation	Council's response
	Issues and Options report; Section 3.2. The objectives	<p>It is possible to apply the sequential approach within the AAP boundary because there is higher land in the centre of the AAP area which is outside the high risk floodplain. We suggest this would be the most suitable place for new residential development in flood risk terms. Generally, the highest risk is to areas closest to the river and the lowest areas, where the depth and speed of flooding would be greater. The SFRA has some flood mapping and detailed recommendations about this. Further to our comment on the SA Scoping report consultation, the SA states in Appendix 1 (pages 37 and 53) that the AAP I&O would take account of the sequential test in the allocation of sites, but it is not clear from the report how this has been considered. We advise this should be explained at the next stage of the process.</p>	
		<p>We particularly support objectives P1-4 under 'Places: Better and safer streets, squares and parks' and also L1-2 under 'Leisure: a great place to visit, relax and have fun'. While we would support objective P4, we consider that the objectives should set higher environmental standards, which should be informed by particular environmental issues raised through the Sustainability Appraisal Process. A good example is that there are water quality problems in the docks and the Albion Channel but this does not appear to have been highlighted in the AAP I&O or in the Sustainability Appraisal. Opportunities should be sought to help to reduce this. There are measures that could be carried out to improve the water quality, which would improve the habitat of the docks for fish and biodiversity, as well as improving their aesthetic value. A direct benefit would be an</p>	<p>Noted: An energy study for the area is being prepared which will help to inform the energy standards sought in the AAP.</p> <p>Clarification is sought from the Environment Agency on what measures could be implemented through the planning system and the AAP to improve water quality in the area.</p>

Name	Report section which representation refers to	Representation	Council's response
		enhancement to the recreational use of the docks for angling.	

APPENDIX 3 RELEVANT PLANS, STRATEGIES AND PROGRAMMES

Policy or Plan	Summary of objectives and targets
<p>International</p> <p>Kyoto Protocol to the United Nations framework convention on climate change (1997)</p>	<ul style="list-style-type: none"> -Limit the emissions of 6 greenhouse gases including: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride. - Reduce greenhouse gas emissions by 5% of 1990 levels by 2008-12. - UK has an agreement to reduce emissions by 12.5% below 1990 levels by 2008/12 and a national goal to a -20% reduction in CO2 emissions below 1990 levels by 2010.
<p>Johannesburg Declaration on Sustainable Development (2002)</p>	<ul style="list-style-type: none"> -Promote the integration of the three components of sustainable development — economic development, social development and environmental protection — as interdependent and mutually reinforcing pillars. -Poverty eradication, changing unsustainable patterns of production and consumption and protecting and managing the natural resource base of economic and social development are overarching objectives of, and essential requirements for, sustainable development.
<p>European</p> <p>EU Sixth Action Plan (SD Strategy) (2002)</p>	<p>The 6th EAP identifies four priority areas:</p> <ul style="list-style-type: none"> -Climate change -Nature and biodiversity -Environment and health -Natural resources and waste <p>The 6th EAP promotes full integration of environmental protection requirements into all community policies and actions and provides the environmental component of the community's strategy for sustainable development. The link is made between environment and European objectives for growth, competitiveness and employment</p>
<p>Council Directive 79/409/EEC on conservation of wild birds</p>	<p>The long term protection and conservation of all bird species naturally living in the wild within the European territory of the Member States (except Greenland).</p>
<p>Council Directive 92/43/EEC on conservation</p>	<ul style="list-style-type: none"> -Conserve fauna and flora and natural habitats of EU importance.

of natural habitats and of wild fauna and flora	-Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats
EU Water Framework Directive (2000/60/EC)	-The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater -All inland and coastal waters to reach good ecological status by 2015. Indicates the importance of applying and developing SUDS policy.
EU Directive 2002/91/EC on the energy performance of buildings	The objective of this Directive is to promote the improvement of the energy performance of buildings within the Community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness considering; This Directive lays down requirements as regards : (a) the general framework for the energy performance of buildings; (b) the application of minimum requirements on the energy performance of new buildings; (c) the application of minimum requirements on the energy performance of large existing buildings that are subject to major renovation; (d) energy certification of buildings; and (e) regular inspection of boilers and of air-conditioning systems in buildings and in addition an assessment of the heating installations in which boilers are more than 15 years old.
Air Quality Framework Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)	Objective is to improve air quality through out Europe by monitoring certain pollutants and set alert thresholds for specific pollutants. The Framework Directive was followed by daughter directives, which set the numerical limit values, or in the case of ozone, target values for each of the identified pollutants. The daughter directives are to harmonise monitoring strategies, measuring methods, calibration and quality assessment methods to arrive at comparable measurements throughout the EU and to provide for good public information
European Spatial Development Strategy	-Limit climate change and increase the use of clean energy -Address threats to public health -Manage natural resources more responsibly -Improve the transport system and land use management -Combat poverty and social exclusion and deal with the economic and social implications of ageing society
European Landscape Convention (ratified by the UK government in 2006)	The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and

	<p>planning of all landscapes in Europe.</p> <p>The ELC was signed by the UK government on 24 February 2006, ratified on the 21 November 2006, and became binding on 1 March 2007.</p> <p>The convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies</p>
European transport policy for 2010: time to decide (EC, 2001)	<p>In keeping with the sustainable development strategy adopted by the European Council in Gothenburg in June 2001, the Commission proposes some 60 measures aimed at developing a European transport system capable of shifting the balance between modes of transport, revitalising the railways, promoting transport by sea and inland waterways and controlling the growth in air transport</p>
European Directive 2003/30/EC on the promotion of the use of biofuels or other renewable fuels for transport	<p>Objective to promote the use of bio-fuels or other renewable fuels to replace diesel or petrol for transport purposes in each Member State, with a view to contributing to objectives such as meeting climate change commitments, environmentally friendly security of supply and promoting renewable energy sources</p>
Waste Framework Directive 75/442/EEC Landfill Directive (99/31/WC)	<p>-To set up a system for the co-ordinated management of waste within the European Community in order to limit waste production.</p> <p>-Member states must promote the prevention, recycling and conversion of wastes with a view to their reuse.</p>
The Water Framework Directive (2000) Put into UK law (transposed) in 2003.	<p>The Water Framework Directive (WFD) is the most substantial piece of EC water legislation to date and is designed to improve and integrate the way water bodies are managed throughout Europe. Member States must aim to reach good chemical and ecological status in inland and coastal waters by 2015.</p>
National	
PPS 1: Delivering Sustainable Development (2005)	<p>PPS1 sets out the Government's vision for planning. The main aims are promoting regeneration, regional, sub-regional and local economies, healthy, safe and crime free places,</p>

	<p>encouraging land to come forward for development, giving priority to ensuring access for all to jobs, health, education, shops, leisure and community facilities. putting developments that attract a large number of people, promoting more efficient use of land with higher densities and reducing the need to travel. This requires policies to achieve this.</p>
<p>Planning and Climate Change: Supplement to PPS1</p>	<p>To deliver sustainable development, and in doing so a full and appropriate response on climate change, regional planning bodies and all planning authorities should prepare, and manage the delivery of, spatial strategies that:</p> <ul style="list-style-type: none"> -Make a full contribution to delivering Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability; -In providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions; -Deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car; -Secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion; -Conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change; -Reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and -Respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.
<p>PPS 3: Housing (2006)</p>	<p>PPS3 sets out the national planning policy framework for delivering the Government's housing objectives.</p> <ul style="list-style-type: none"> - High quality housing that is well-designed and built to a high standard. - A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural. - A sufficient quantity of housing taking into account need and demand and seeking to improve choice. - Housing developments in suitable locations, which offer a good range of community facilities

	<p>and with good access to jobs, key services and infrastructure.</p> <p>– A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate.</p> <p>The new PPS sets out how planning bodies should, in the wider context of delivering sustainable development, positively plan for sustainable economic growth and respond to the challenges of the global economy, in their plan policies and planning decisions.</p> <p>The aim is to promote the use of town centres and to increase the number and range of competitive shops and services in the town centre by improving existing centres. Transport is also very important so that people can get to and around the town centre. This requires policies to achieve this.</p>
Draft PPS4: Planning for Sustainable Economic Development	
PPS 6: Planning for Town Centres (2005)	
PPS 9: Biodiversity and Geological Conservation (2005)	<p>PPS 9 sets out that planning, construction, development and regeneration should have the least impacts on biodiversity and they should improve it wherever possible.</p> <p>The objectives are to:</p> <ul style="list-style-type: none"> -Sustain, maintain, restore and enhance biodiversity and environmental resources. -Ensure appropriate assessment is made to protected sites of biological importance. -To accommodate biodiversity within new development, recognising the link between nature conservation and a sense of well-being in the community.
PPS 10: Planning for Waste Management (2005)	<p>PPS 10 helps implement national waste strategy and provides a framework which allows sufficient for provision waste facilities to meet the needs of the whole community.</p> <p>This aims to reduce waste by making sure re-use/recycling facilities are in new developments, and to manage waste as near as possible to its place of production because transporting waste itself has an environmental impact.</p>
PPS 12: Local Spatial Planning (2008)	<p>PPS12 explains what local spatial planning is, and how it benefits communities. It also sets out what the key ingredients of local spatial plans are and the key government policies on how they should be prepared. It should be taken into account by local planning authorities in preparing development plan documents and other local development documents.</p>
PPG 13: Transport (2001)	<p>PPG 13 aims to integrate transport and planning by promoting more transport choices to jobs, shopping, leisure facilities and services by public transport, cycling and walking and reducing the need to travel, especially by car. It requires developments that have a large number of trips to be in town centres close to major public transport, to use parking policies to reduce car use, to take the needs of disabled people into account and to improve design, to reduce crime and improve community safety.</p>

PPG 15: Planning and the Historic Environment (1994)	PPG15 provides policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. It explains the role played by the planning system in their protection.
PPG 16: Archaeology and Planning (1990)	PPG 16 sets out policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.
PPG 17: Planning for Open Space, Sport and Recreation (2002)	<p>PPG 17 sets local standards for open space, including both extra provision requirements and standards for existing facilities.</p> <p>-Maintain an adequate supply of Open Space by protecting existing facilities (including playing fields), using development opportunities to improve open space and associated facilities, prevent the loss of quality of open space, better management of open space.</p> <p>-New open space should taken into account; accessibility, contribute to town centre vitality, improve the quality of public realm, provision of open space in commercial areas, safety, meet regeneration needs, social inclusion and needs of tourists.</p> <p>-Use planning obligations to alleviate local deficiencies; particularly where quality and/ or quantity is threatened and where local needs are increasing through additions to housing stock.</p>
PPS 22: Renewable Energy (2004)	PPS 22 sets out objectives to reduce carbon dioxide emissions by 60% by 2050, and to keep reliable and efficient energy supplies. The development of renewable energy sources needs to be linked to improvements in energy efficiency. Local planning authorities should adhere to a set of key principles in their approach to planning for renewable energy
PPS 23: Planning and Pollution Control (2004)	PPS 23 is intended to complement the pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000. PPS 23 works towards minimising the levels of pollution caused by development. The guidance states that LDDs should set out the criteria against which applications for potentially polluting developments will be considered.
PPG 24: Planning and Noise (1994)	PPG24 guides local authorities on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise. It also advises on the use of conditions to minimise the impact of noise.
PPS 25: Development and Flood Risk (2006)	PPS25 sets out Government policy on development and flood risk. It's aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate

	<p>development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.</p> <p>The following needs to be taken into account;</p> <p>Appraising Risk</p> <ul style="list-style-type: none"> • identifying land at risk and the degree of risk of flooding from river, sea and other sources in their areas; • preparing Regional Flood Risk Appraisals (RFRAs) or Strategic Flood Risk Assessments (SFRAs) as appropriate, as free-standing assessments that contribute to the Sustainability Appraisal. <p>Managing risk</p> <ul style="list-style-type: none"> • framing policies for the location of development which avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change; • only permitting development in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding; <p>Reducing risk</p> <ul style="list-style-type: none"> • safeguarding land from development that is required for current and future flood management • reducing flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS); • using opportunities offered by new development to reduce the causes and impacts of flooding e.g. surface water management plans; making the most of the benefits of green infrastructure for flood storage, conveyance and SUDS; re-creating functional floodplain; and setting back defences
<p>Planning Circular 01/06 (ODPM): Planning for Gypsy and Traveller Caravan Sites (2006)</p>	<p>This circular provides updated guidance on the planning aspects of finding sites for Gypsies and Travellers and how local authorities and Gypsies and Travellers can work together to achieve that aim</p>

Biodiversity – The UK Action Plan (1994)	<p>The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources</p> <p>The first lists of Priority Species and Habitats were published by Government in 1995 as part of the UK Biodiversity Action Plan (UK BAP). They included over 300 species of which 11 were butterflies and 53 were moths.</p>
Department for Transport 10 Year Transport Plan (2000)	<p>This sets out a vision for the UK of how transport should be; it provides detailed analysis of historic and predicted use of different types of transport statistics and sets out spending priorities and investment plans for UK transport over the 10 years. The main aims are to tackle congestion and pollution by improving all types of transport - rail and road; public and private - in ways that increase choice. This is called integrated transport: looking at transport as a whole matching solutions to problems by assessing all the options. To do this the government thinks that the public and private sectors need to work more closely together to boost investment. New projects that do this should make transport better; safer, cleaner and quicker.</p>
By Design – Urban design in the planning system: towards better practice. DETR / CABE (2000)	<p>The aim of this guide is to promote high standards in urban design. The central message is that careful assessments of places, well-drafted policies, well-designed proposals, robust decision-making and a collaborative approach are needed if better places are to be created.</p>
Urban White Paper 2001	<p>This aims to stop urban decline by linking up initiatives on housing, planning, education, transport and law and order issues. The ways to do this are good design, improving prosperity, providing good services and helping people to get involved in their communities.</p>
England Biodiversity (2002)	<p>England Biodiversity Strategy was published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to everybody's quality of life and wellbeing.</p> <p>The Strategy has five themes:</p> <p>Protecting the best wildlife sites.</p>

	<p>Promoting the recovery of declining species and habitats. Embedding biodiversity in all sectors of policy and decision making. Enthusiasing people Developing the evidence base.</p> <p>An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of conserving England's biodiversity is how the status of priority species and habitats is changing</p>
<p>Communities Plan - Sustainable Communities: Building for the Future (2003)</p>	<p>This aims to tackle housing supply in the South East, to improve poor housing quality, low demand in other parts of the country and the quality of public spaces and the local environment.</p>
<p>Guidance on Tall Buildings CABE and English Heritage (2003)</p>	<p>The aim is to 'ensure that tall buildings are properly planned'. The document is for use as a basis for assessment for specific local projects in local policy and guidance preparation. The most important issues are making sure that tall buildings of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.</p>

<p>Securing the Future – UK Sustainable Development Strategy (2005)</p>	<p>This is the most important document for sustainability in the United Kingdom and sets out the national framework based on 4 themes:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone; • effective protection of the environment; • prudent use of natural resources; and • maintenance of high and stable levels of economic growth and employment. <p>It sets out the following ten guiding principles that set out the main issues that should be followed:</p> <ul style="list-style-type: none"> • putting people at the centre; • taking a long term perspective; • taking account of costs and benefits; • creating an open and supportive economic system; • combating poverty and social exclusion; • respecting environmental limits; • the precautionary principle; • using scientific knowledge; • transparency: information; participation and access to justice; • making the polluter pay.
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The UK Climate Change Programme (2006)	This Climate Change Programme seeks to ensure that the UK can make real progress by 2020 towards the long-term goal to reduce carbon dioxide emissions by 60 percent by 2050. The package of existing and new policy measures in the Programme are projected to reduce carbon dioxide emissions to 15-18 per cent below 1990 levels – the new measures saving 12 million tonnes of carbon by 2010.
Air Quality Strategy (2007)	The Strategy: sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Waste Strategy (2007)	<p>This new strategy builds on Waste Strategy 2000 (WS2000) and the progress since then but aims for greater ambition by addressing the key challenges for the future through additional steps.</p> <p>The Government's key objectives are to:</p> <ul style="list-style-type: none"> • decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; • meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; • increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; • secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and • get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
Future Water: The Government's Water Strategy for England (2008)	<p>The overarching aim of the new Water Strategy is:</p> <p>To improve standards of service and quality, through sustainable water management, whilst achieving a balance between environmental impacts, water quality of surface and ground waters, supply and demand, and social and economic effects.</p> <p>The intermediate outcomes are:</p> <ul style="list-style-type: none"> • No deterioration in water quality in the environment, aiming for improvement to good ecological status by 2015, and improved biodiversity and ecology with increased value

	<p>from sustainable recreation</p> <ul style="list-style-type: none"> • Climate change mitigation and adaptation • Sustainable use of water resources with no essential supply interruptions during drought • High levels of drinking water quality • Fair, affordable and cost-reflective charges
Sustainable Construction Strategy (2007)	<p>This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by:</p> <p>Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability;</p> <p>Setting and committing to higher standards to help achieve sustainability in specific areas;</p> <p>Making specific commitments by industry and Government to take the sustainable construction agenda forward</p>
Energy White Paper (2007)	<p>The White Paper sets out the Government's international and domestic energy strategy to respond to these changing circumstances, address the long term energy challenges we face and deliver our four energy policy goals</p> <p>to put ourselves on a path to cutting CO2 emissions by some 60% by about 2050, with real progress by 2020;</p> <p>to maintain the reliability of energy supplies;</p> <p>to promote competitive markets in the UK and beyond;</p> <p>to ensure that every home is adequately and affordably heated</p> <p>To deliver the Strategy, Government and industry have devised a set of overarching targets related to the 'ends' and 'means' of sustainable construction. The 'ends' relate directly to sustainability issues, such as climate change and biodiversity; the 'means' describe processes to help achieve the 'ends'.</p>

<p>UK Sustainable Procurement Action Plan (2007)</p>	<p>The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government which will strengthen delivery of these targets.</p>
<p>English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)</p>	<p>This document contains policies and guidance for the sustainable management of the historic environment. This includes historic buildings, areas and their setting; archaeology; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the areas local distinctiveness. The document is used when considering heritage values, how to assess their significance and manage successful change in the historic environment.</p>
<p>Department of Health: Next Step Review: High Quality Care for All (2008)</p>	<p>High Quality Care For All sets a new foundation for a health service that empowers staff and gives patients choice. It ensures that health care will be personalised and fair, include the most effective treatments within a safe system, and help patients to stay healthy.</p>
<p>Health inequalities: progress and next steps (2008)</p>	<p>This document outlines the Government's approach to hit the 2010 health inequalities Public Service Agreement targets, assessing what has and has not worked, and setting the direction of travel beyond 2010.</p>
<p>Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)</p>	<p>This cross-government strategy is the first step in a sustained programme to support people to maintain a healthy weight. It will be followed by a public annual report that assesses progress, looks at the latest evidence and trends, and makes recommendations for further action.</p>
<p>Model Procedures for the Management of Contaminated Land- Environment Agency.</p>	<p>The Model Procedures for the Management of Land Contamination, CLR 11, have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.</p>
<p>The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2008)</p>	<p>The Code for Sustainable Homes (the Code) was introduced to improve the overall sustainability of new homes by setting a single national standard within which the home building industry can design and construct homes to higher environmental standards and</p>

	<p>offers a tool for developers to differentiate themselves within the market. The Code also gives new homebuyers better information about the environmental impact of their new home and its potential running costs.</p>
<p>BREEAM (Building Research Establishment Environmental Assessment Method) (2008)</p>	<p>BREEAM addresses wide-ranging environmental and sustainability issues and enables developers and designers to prove the environmental credentials of their buildings. It: -uses a straightforward scoring system that is transparent, easy to understand and supported by evidence-based research -has a positive influence on the design, construction and management of buildings -sets and maintains a robust technical standard with rigorous quality assurance and certification</p>

<p>London</p>	
<p>The London Plan: Spatial Development Strategy for Greater London consolidated with alterations since 2004 (2008)</p>	<p>The London Plan sets out the vision and a Spatial Development Strategy for London for the next 15-20 years. Three key themes 1. health of Londoners 2. equality of opportunity 3. Contribute to sustainable development. And six key objectives which are: 1. To accommodate London's growth within its boundaries without encroaching on open spaces. 2. To make London a better city for people to live in. 3. To make London a more prosperous city with strong and diverse economic growth. 4. To promote social inclusion and tackle deprivation and discrimination. 5. To improve London's accessibility. 6. To make London a more attractive, well-designed and green city.</p>
<p>A Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)</p>	<p>This Framework has been developed by the London Sustainable Development Commission, appointed by the Mayor in May 2002 to advise on sustainability issues in the capital. It is the first Sustainable Development Framework for London. It sets out a Vision for the capital and a set of objectives to guide decision making. The Framework should be used to: -provide the context for policy development and decision-making;</p>

	<p>-undertake sustainability appraisals of projects, plans and strategies; -monitor progress towards a more sustainable city.</p> <p>This document is part of a national programme of action setting out how the Government intends to achieve sustainable communities in London. The main challenges for London are to accommodate growth and to reduce poverty and deprivation. To do this, the main aims are for more and better-designed and affordable homes, including homes for key workers. To improve public transport and other infrastructure to support the development of new and growing communities; to raise education standards and skill levels across the capital; to tackle crime, anti-social behaviour and the fear of crime.</p> <p>The Economic development Strategy objectives are to;</p> <ul style="list-style-type: none"> • Support the delivery of the London Plan, to promote sustainable growth and economic development. • Deliver an improved and effective infrastructure to support London's future growth and development. • Deliver healthy, sustainable, high quality communities and urban environments. • Tackle barriers to employment. • Reduce disparities in labour market outcome between groups. • Address the impacts of concentrations of disadvantage. • Address barriers to enterprise start-up, growth and competitiveness. • Maintain London's position as a key enterprise and trading location. • Improve the skills of the workforce. • Maximise the productivity and innovation potential of London's enterprises. • Ensure a coherent approach to marketing and promoting London. • Co-ordinate effective marketing and promotion activities across London. • Maintain and develop London as a top International destination and principal UK gateway for visitors, tourism and investment. • Work in partnership to deliver this action plan. <p>The main aims are to improve London as a world-class city of culture, creativity, access to culture and to make sure that Londoners get the best out of the cultural resources.</p> <p>The majors BAP sets out a number of policies which are;</p>
Sustainable Communities Plan for London: Building for the Future (2003)	
Sustaining Success: The Mayor's Economic Development Strategy (2004)	
London: Cultural Capital – Realising the potential of a world-class city. The Mayor's Culture Strategy (2004)	
Connecting with London's Nature. The	

Mayor's Biodiversity Strategy (2002)

- The Mayor will work with partners to protect, manage and enhance London's biodiversity.
- The Mayor recognises the unique role of the River Thames in London's history and in the lives of Londoners, and its value for transport, recreation, biodiversity and archaeology. In recognition of their importance, the Mayor has set up the concept of a Blue Ribbon Network for the Thames and London's waterways and the land alongside them.
- This will establish principles concerning the use and management of the water and land beside it.
- The Mayor will encourage and promote the management, enhancement and creation of green space for biodiversity, and promote public access and appreciation of nature.
- The Mayor will promote the conservation and enhancement of London's farmland biodiversity.
- The Mayor will seek to ensure that opportunities are taken to green the built environment within development proposals and to use open spaces in ecologically sensitive ways. This is particularly important in areas deficient in open spaces and in areas of regeneration.
- The Mayor will promote local opportunities for regular direct contact with the natural world, through a variety of types of open space (such as allotments, community and cultural gardens, school grounds, environmental education centres and city farms, as well as informal wildlife areas).
- The Mayor will promote environmental education, participation and training for all ages and across all sectors of London's society.
- London's many species, and the landscapes where they are found, should be celebrated and promoted.
- The Mayor supports the establishment and maintenance of partnerships at London wide and local levels to produce and implement Biodiversity Action Plans.
- The Mayor will promote the reputation of London as a world centre of excellence for biodiversity conservation, working with London's world class organisations for greater influence globally and to learn from exemplary experience at home and abroad.
- The Mayor will encourage the business community to play a major role in implementing the programme for conserving London's biodiversity.
- The Mayor will encourage practices, and support existing effective initiatives, that reduce London's impact on biodiversity elsewhere.
- The Mayor is committed to increasing the funding for biodiversity projects in London, and

	<p>wishes to ensure that major new development projects include provision for biodiversity.</p> <ul style="list-style-type: none"> • Progress in conserving London's biodiversity should be measured with particular reference to the status of important species and habitats, and progress on proposed actions or targets. <p>The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practices and technology within a sustainable development framework.</p> <p>Three key issues are:</p> <ol style="list-style-type: none"> 1. Securing good noise reducing road surfaces 2. Securing a night aircraft ban across London 3. Reducing noise through better planning and design of new housing <p>The Mayors aim is to minimise the adverse effects of air pollution on human health and to improve air quality to a level that everyone can enjoy, making London a more pleasant place in which to live, work and to visit.</p> <p>Key areas of work set out in the mayors Air Quality Strategy are:</p> <ul style="list-style-type: none"> • Reducing pollution from road traffic by reducing the amount of traffic and reducing emissions from individual vehicles • Grants for cleaner vehicles • Reducing emissions from air travel • Sustainable buildings • Reducing pollution from industry and construction
<p>Sounder City: The Mayors Ambient Noise Strategy (2004)</p>	
<p>Cleaning London's Air, The Mayor's Air Quality Strategy (2002)</p>	<p>The Strategy's specific aims are:</p> <ul style="list-style-type: none"> • Reducing London's contribution to climate change by minimising emissions of carbon dioxide from all sectors (commercial, domestic, industrial and transport) through energy efficiency, combined heat and power, renewable energy and hydrogen. • Helping to eradicate fuel poverty by giving Londoners, particularly the most vulnerable groups, access to affordable warmth. • Contributing to London's economy by increasing job opportunities and innovation in delivering sustainable energy, and improving London's housing and other building stock. <p>The aim is to change energy provision and use by 2050 with a key target of CO₂ emissions reductions of more than 60% of those in 2000. The ways to achieve this are to reduce carbon</p>
<p>Green Light to Clean Power. The Mayor's Energy Strategy (2004)</p>	

	<p>dioxide emissions through energy efficiency, renewable energy, using less energy and preventing fuel poverty where people cannot afford energy.</p> <p>The Mayor's Municipal Waste Management Strategy sets out a number of policies and proposals to improve waste management in London including:</p> <ul style="list-style-type: none"> • Ensuring that waste authorities look at maximising waste reduction, recycling and composting before considering energy recovery and disposal. <p>Developing a 'Waste Reduction and Reuse Programme' for London.</p> <ul style="list-style-type: none"> • Aiming to exceed the recycling and composting targets set by the Government for London's waste authorities. • Increasing recycling collections by waste authorities, with collections to be introduced wherever possible, and more types of materials to be collected including waste for composting. • Increasing bottle banks and recycling banks for other materials, so that everyone is close to facilities for recycling. • Increasing recycling facilities, with Civic Amenity sites turned into 'Reuse and Recycling Centres', making it easier for people to recycle a much wider range of things, including furniture, household goods, and green garden waste. • Encouraging new business ideas for recycling and looking at ways to increase the amount of products made from recycled material. • Planning for new and improved waste and recycling facilities in London. • Improving public awareness of waste issues including the need to reduce, reuse, recycle, and compost waste and also to buy recycled goods. <p>This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people.</p>
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)	
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)	
Industrial Capacity Mayor's Supplementary Planning Guidance (2003)	<p>The importance of integrating transport and industrial development is recognised in this document, with particular reference to improving linkages between rail connectivity and major distribution locations. It also provides guidance for freight requirements for Storage and Distribution functions.</p> <p>This SPG aims to help those involved in planning local neighbourhoods to engage with young Londoners to deliver real improvements in the quality of play spaces. The Mayor wants to see a child-friendly London with inclusive, accessible, and safe play spaces that allow all young</p>
Providing for Children and Young People's Play and Informal Recreation. Mayor's Supplementary Planning Guidance (2008)	

	Londoners to engage in fun, positive, and healthy play and recreation in their own communities and throughout London.
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)	<p>This SPG:</p> <ul style="list-style-type: none"> • provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan which relate to equalities issues and addressing the needs of London's diverse communities; • sets out some of the tools for promoting equality and diversity in planning processes; • highlights the spatial impacts of wider socio-economic issues such as poverty and discrimination in the planning context; • sets out overarching principles and the key spatial issues for planning for equality; and • examines in greater detail the spatial needs of London's diverse communities and identifies how spatial planning can be used to try and address these
London View Management Framework. Mayor's Supplementary Planning Guidance (2007)	<p>The London View Management Framework SPG provides guidance on the policies in the London Plan for the protection of strategically important views in London. The SPG explains how 26 views designated by the Mayor and listed in the London Plan are to be managed, and replaces the regional guidance in RPG3a (1991) relating to ten strategic views of St Paul's Cathedral and the Palace of Westminster. The same ten views identified in RPG3a, as well as an eleventh view from City Hall to the Tower of London, are now subject to new directions pertaining to 'Protected Vistas' issued by the Secretary of State for Communities and Local Government on 16 May 2007. The London Plan and the SPG represent a more comprehensive approach to managing the designated London views than under RPG3a.</p>
Land for Transport Functions. Mayor's Supplementary Planning Guidance (2007)	<p>The key aim of this SPG is to ensure that efficient and effective use of land for transport purposes is delivered in order to meet broader sustainability objectives. It provides more detailed guidance to boroughs, developers, operators and landowners on the specific land requirements needed to support different modes of transport. It also suggests how these requirements can be supported in boroughs' UDP/LDF policies.</p>
London Plan Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)	<p>London Plan Policy 4B.6 relates to sustainable design and construction and sets the context for this SPG. The SPG provides guidance on the way that the seven measures identified in the policy can be implemented to meet the London Plan objectives and therefore the SPG is structured around these seven factors.</p>
Housing Mayor's Supplementary Planning Guidance (2005)	<p>This SPG gives detailed guidance for boroughs on how to develop sites for housing and how to determine housing mix and density for any individual site. It emphasises that new</p>

		developments should make the most effective and appropriate use of the land available, consistent with the principles of Sustainable Residential Quality.
London Remade Demolition Protocol Report (2005)		This describes how demolition recycle can be recovered with maximum value and how this can be provided as a high quality recycled material in new builds.
English Heritage's Heritage at Risk- London 2008		Identifies listed buildings at risk from neglect, decay, under-use or redundancy in London.
Thames Region Catchment Flood Management Plan		This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. It is based on extensive research into the catchment characteristics of the region and the options available for managing the risk to people, properties and the environment. It takes into account the likely impacts of climate change and the plans for future development.
Thames River Basin Management Plan		<p>The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) by 2009 to promote the concept of sustainable water management. Their aims are:</p> <ul style="list-style-type: none"> · To safeguard the sustainable use of water · To protect and restore the status of aquatic ecosystems · To improve aquatic environments by the reduction of hazardous substances · To reduce groundwater pollution; and · To help mitigate the effects of flood and droughts
Regional Flood Risk Appraisal		<p>In June 2007 the Mayor published the draft Regional Flood Risk Appraisal (RFRA) for the London Plan, for public consultation.</p> <p>The RFRA examines the nature and implication of flood risk in London and how the risk should be managed.</p>
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)		Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills.

Draft Water Resource Management Plan (Thames Water Utilities) 2008	Sets out how demand for water is balanced against the supply over the next 25-year period.
Our Plans for Water (Thames Water Utilities) 2008	A five-year Plan which sets out proposals to maintain and improve services during the period 2010 to 2015.
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008	Thames Water Utilities Ltd. (Thames Water) has developed high-level strategic proposals for sludge management/disposal in our region for the 25 years to 2035. The decision to carry out the strategy development was taken for the following reasons: (1) to provide a broad framework for the specific investment proposals, particularly in the period 2010-2015 for the periodic review of our charges in 2009, and (2) to review the appropriateness of the current strategy (i.e. wherever possible recycle sludge to land) going forward, given the increasing costs and regulatory/other constraints arising from this outlet.
Thames Corridor Catchment Abstraction Management Strategy (CAMS)	This guidance on designing developments in a changing climate was published by the Greater London Authority in November 2005. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance.
Adapting to Climate Change: A checklist for development (2005)	This guidance on designing developments in a changing climate was published by the Greater London Authority. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance
Living Well in London: The Mayor's draft Health Inequalities Strategy (2008)	The strategy sets out the Mayor's framework to reduce health inequalities in the capital. Key aims of the strategy include encouraging physical activity, supporting long-term investment to reduce poverty, improving access to primary care and NHS services, supporting individuals to make healthier choices and promoting well being in the workplace.
NHS London: Strategic Plan (2008)	A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services.

Healthcare for London: A Framework for Action (2007)	Healthcare for London: A Framework for Action presents a powerful vision of how different healthcare in London could be - safer, more accessible, higher quality – and of how much healthier Londoners could become. Its recommendations include innovation and challenge in equal measure.
Local	
London Borough of Southwark: Community Strategy 2006-16	The Community Strategy is prepared by Southwark Alliance (the local strategic partnership) and sets out a vision and priorities for the Borough from 2006 to 2016. The vision is 'the belief of making Southwark a better place to live, to learn, to work and have fun'. This was developed in consultation with the local community. The strategy seeks to improve life in Southwark by: tackling poverty, making Southwark cleaner and greener; cutting crime and fear of crime; raising standards in our schools; and improving the health of the borough.
Southwark's Unitary Development Plan (2007)	This sets out planning policies and proposals to guide development in the Borough until 2016.
Southwark Local Implementation Plan (LIP)	This sets out how Southwark will improve transport. There are many plans making up this large document. These are: road safety, school travel plan, parking and enforcement, walking, and cycling. The main aims are to improve access to transport, increase safety, improve transport facilities, and increase integration of different types of transport.
Southwark Waste Management Strategy: 2003 – 2021	This sets out our programme for achieving the waste management targets set out in the GLA Waste Management Strategy.
London Borough of Southwark: Enterprise Strategy: 2005 – 2016	This aims to: to build an entrepreneurial culture; retain and support existing businesses and promote inward investment; enhance enterprise opportunities in the key business districts and town centres; and promote a safe, high quality and accessible environment for businesses.
London Borough of Southwark: Employment Strategy: 2005 – 2016	This sets out an action plan to improve access to employment for disadvantaged communities in Southwark by removing barriers to employment particularly for people with disabilities, those claiming incapacity benefits/income support claimants, lone parents, black and ethnic minorities, young people and people aged 50 and over.
London Borough of Southwark Contaminated Land Strategy (2001)	This document establishes a programme to identify contaminated land and water in Southwark, and to facilitate its remediation according to UK National Regulations.
London Borough of Southwark Biodiversity	This 'toolkit' provides information and guidance on protecting, managing and promoting key

Action Plan	wildlife habitats and species within London.
London Borough of Southwark Air Quality Management and Improvement Plan	This document delivers the National Air Quality Strategy for Air Quality Management Areas (AQMA). Rotherhithe is within an AQMA.
Southwark Housing Strategy 2005- 2010	This aims to: improve the quality of all homes and neighbourhoods; increase the supply of housing, in particular affordable housing; reduce homelessness and improve the standard of temporary accommodation; improve the quality of life for vulnerable people through housing support and deliver community-focused services;
London Borough of Southwark Crime and Drugs Strategy 2005 - 2008	This sets out a strategy for co-ordinating the statutory agencies response to reduce crime levels and improve perception of public safety and sets crime reduction targets.
London Borough of Southwark Climate Change and Sustainability Strategy (Emerging)	This document sets a strategic direction for climate change strategies in the Borough with targets.
London Borough of Southwark Open Spaces Strategy, 2003	The vision of the strategy is to: "develop the extent and quality of public open spaces in Southwark in order to accelerate regeneration, encourage social inclusion, improve community health, enhance biodiversity, provide educational opportunities and enhance the quality of life of those people who live, work and visit the borough."
Parks and Public Spaces Strategy, February 2006	The Parks and Public Spaces Strategy relates to the management of parks and open space provision in the borough. It includes a series of action points, including continuing to develop open space projects in development areas, with emphasis on Elephant and Castle and Rotherhithe. The report to council on the Parks and Public Spaces Strategy recognised the recommendations of the Southwark Open Spaces Strategy in respect of planning policy.
London Borough of Southwark Tourism Strategy 2005-2010	The new tourism strategy has updated and expanded guidelines for development and promotion of tourism. This is making sure that Southwark is benefiting from the £8 billion generated in London each year from tourism.
London Borough of Southwark, Children and Young People's Plan 2006/7-2008/9	This strategy provides a plan for all local services affecting children and young people in Southwark. The aims in the next three years are: improved literacy and numeracy; more things to do; less crime against children and young people; fewer teenagers getting pregnant; and a reduction in the rate of increase of children who are obese.
London Borough of Southwark School Organisation Plan and Education Development Plan	This aims to: raise levels of educational achievement; to respond to technological, economic and social change by more people of all ages learning; improve the efficiency and effectiveness of schools and the councils education services; develop partnerships to improve learning opportunities, promote equality of opportunity and combat social exclusion; and to put

	<p>education at the heart of the regeneration.</p> <p>The Schools Organisation Plan has now been largely replaced by the Southwark Schools for the Future Programme. This is part of a national initiative to rebuild schools to provide excellent facilities for education. This does not include higher education.</p> <p>This sets out how the council and partners will aim to address poverty and social exclusion to life for people within the most deprived neighbourhoods in Southwark.</p> <p>The government requires all councils to produce appraisals for the conservation areas in their borough. Conservation area appraisals are intended to: Provide an analysis and account of the area; Explain why it is considered to be of special architectural or historic interest; Give a clear indication of our approach to its preservation and enhancement.</p> <p>They are also used by us in assessing the design of development proposals.</p> <p>Southwark Council has policies to protect the borough's archaeology. The policy identifies seven archaeological priority zones (APZs). When development proposals are submitted for these areas, the archaeology officer conducts initial appraisals to assess the archaeological implications and ensures that any necessary investigations take place</p> <p>Supplementary planning documents (SPDs) and supplementary guidance documents (SPGs) are used to provide more information and guidance on the policies in the development plan. They can be based on certain topics such as transport or design, or they can be specific to certain places such as Canada Water or Dulwich.</p> <p>Southwark has several SPDs and SPGs which provide additional information on the policies in the Southwark Plan (UDP).</p> <p>The study considers:</p> <p>The vitality and viability of Southwark's existing town centres</p> <p>The extent to which Southwark centres are fulfilling their role in meeting the retailing needs of the borough</p> <p>The need for further retail development during the LDF period, and possible scenarios for meeting any identified need for additional retail floorspace</p>
Southwark Alliance, Neighbourhood Renewal Strategy 2002 – 2004	
Southwark Conservation Area Appraisals	
Southwark Archaeology Priority Zones	
Southwark adopted Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs)	
London Borough of Southwark Retail capacity study 2009 (February 2009)	

London Borough of Southwark Employment Land Study (2009)	The study identifies key areas for employment growth in Southwark
London Borough of Southwark Strategic Flood Risk Assessment (SFRA) (February 2008)	A Strategic Flood Risk Assessment (SFRA) has been prepared to ensure that flood risk is taken into account and minimised in all new developments. The SFRA sets out the level of flood risk in different areas of the borough. This will help plan for new developments and assist in the determination of planning applications.
Southwark PCT Commissioning Strategy Plan 2009-2012 (2007)	This Commissioning Strategy Plan sets out what the PCT are aiming to achieve and the role that 'commissioning' plays within that. 'Commissioning' describes the process by which the PCT determines health needs and priorities, reviews services, redesigns care pathways and purchases healthcare services from various providers within an allocated budget to meet these needs and priorities. Southwark PCT carries out the commissioning process on behalf of the local population.
Southwark PCT Asset Management Strategy (2006)	This strategy sets out the vision for the health and social care estate in Southwark 2021.
Canada Water Masterplan (2005)	The masterplan sets out a vision for the future of Canada Water and explains how this vision will be achieved.
Canada Water SPG (2005)	The SPG sets out a vision for the future of Canada Water and explains how this vision will be achieved.

APPENDIX 4 Comparison of Sustainability Objectives

Sustainability Objectives

- SDO 1 To tackle poverty and encourage wealth creation
- SDO 2 To improve the education and skill of the population
- SDO 3 To improve the health of the population
- SDO 4 To reduce the incidence of crime and the fear of crime
- SDO 5 To promote social inclusion, equality, diversity and community cohesion
- SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening
- SDO 7 To improve the air quality in Southwark
- SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur
- SDO 9 To reduce the use of water, source water as locally as possible and protect water quality
- SDO10 To maintain and enhance the quality of soils
- SDO11 To protect and enhance the look and character of places
- SDO12 To protect and enhance the historic value of places
- SDO13 To protect and improve open spaces, green corridors and Biodiversity
- SDO14 To reduce vulnerability to flooding
- SDO15 To provide everyone with the opportunity to live in a decent home
- SDO16 To increase walking, cycling, public transport and reduce car journeys

Canada Water AAP Objectives

Shopping: A genuine town centre and neighbourhood hubs

S1: To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network; which enhances the setting of Canada Water basin; and which has a range of shops, restaurants, community and leisure facilities within mixed use developments.

S2 To ensure that the wider peninsula has access to convenient local facilities to meet day-to-day needs.

Transport: Improved connections

T1 To use a range of measures, public transport improvements, green travel plans and road improvements to ease the impact of new development on the transport network and services.

T2 To make the area more accessible, particularly by sustainable types of transport including walking, cycling and travelling by public transport.

T3 To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities

H2 To focus higher densities in the areas with good access to public transport and in the town centre.

Community: *Enhanced social and economic opportunities*

C1 To provide enhanced educational, health and community facilities which meet the needs of the growing population.

C2 To provide more local employment opportunities.

Leisure: a great place to visit, to relax in and have fun

L1 To make the area known for its excellent leisure and entertainment facilities.

L2 To promote arts, culture and tourism in the area.

Places: Better and safer streets, squares and parks

P1 To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character and which enhance the area's green spaces and heritage, especially the River Thames, the docks and the parks to create a distinctive sense of place.

P2 To create an attractive, safe, and secure public realm.

P3 To link the docks, River Thames and parks in a network of open spaces which have a variety of functions, including informal recreation and children's play facilities, provision for sports and nature conservation.

P4 To reduce the impact of development on the environment and help tackle climate change, pollution and waste.

Homes: High quality homes

H1 To create a mixed community through the provision of high quality homes with a range of tenure and sizes, and particularly larger homes which are suitable for families.

Compatibility Matrix		Canada Water AAP Objectives																
		S1	S2	T1	T2	T3	L1	L2	P1	P2	P3	P4	H1	H2	C1	C2		
Sustainability Objectives																		
SDO 1	To tackle poverty and encourage wealth creation	✓	✓	0	✓	0	✓	✓	✓	✓	0	✓	✓	✓	✓	✓		
SDO 2	To improve the education and skill of the population	✓	✓	0	0	0	0	0	0	0	0	0	0	0	✓	✓		
SDO 3	To improve the health of the population	✓	0	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	✓	✓		
SDO 4	To reduce the incidence of crime and the fear of crime	✓	0	✓	✓	✓	✓	0	✓	✓	0	✓	✓	0	0	0		
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	0	✓	✓	✓	✓	0	✓	✓	✓	✓	✓		
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening	?	?	✓	✓	?	?	?	?	0	✓	?	?	?	?	0		
SDO 7	To improve the air quality in Southwark	?	?	✓	✓	?	?	?	?	✓	✓	?	?	?	?	0		
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur	?	0	0	0	0	?	?	?	0	✓	?	?	?	?	0		
SDO 9	To reduce the use of water, source water as locally as possible and protect water quality	?	0	0	0	0	?	?	?	0	✓	?	?	?	?	0		
SDO 10	To maintain and enhance the quality of soils	?	0	0	0	0	0	0	?	?	✓	?	0	?	?	0		
SDO 11	To protect and enhance the look and character of places	✓	✓	?	?	✓	?	✓	✓	✓	✓	✓	✓	?	?	0		
SDO 12	To protect and enhance the historic value of places	?	0	0	0	0	?	✓	✓	✓	0	?	?	?	?	0		
SDO 13	To protect and improve open spaces, green corridors and biodiversity	✓	0	?	?	0	✓	✓	✓	✓	?	?	?	?	?	0		
SDO 14	To reduce vulnerability to flooding	?	0	0	0	0	0	0	?	?	✓	?	?	?	?	0		
SDO 15	To provide everyone with the opportunity to live in a decent home	0	0	0	0	0	0	0	0	0	0	✓	✓	0	0	0		
SDO 16	To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	✓	?	?	✓	✓	✓	✓	✓	?	?	✓		
																Key	✓	compatible
																	X	incompatible
																	0	no significant link
																	?	dependent on implementation

Commentary of results

S1	To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network; which enhances the setting of Canada Water basin; and which has a range of shops, restaurants, community and leisure facilities within mixed use developments.
SDO6	To reduce contributions to climate change and adapt to climate change that is already happening
?	The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
SDO7	To improve the air quality in Southwark
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
SDO8	To avoid waste and maximise, reuse or recycle waste that does occur
?	New developments will need to minimise waste during construction and when complete
SDO9	To reduce the use of water, source water as locally as possible and protect water quality
?	New developments will need to demonstrate efficient use of water
SDO10	To maintain and enhance quality of soils
?	New developments should seek to maintain or enhance soil quality
SDO12	To protect and enhance the historic value of places
?	The impact of new development on the historic environment will be assessed through individual planning applications
SDO14	To reduce vulnerability to flooding
?	The design of new developments will need to mitigate the risk of flooding
S2	To ensure that the wider peninsula has access to convenient local facilities to meet day-to-day needs.
SDO6	To reduce contributions to climate change and adapt to climate change that is already happening
?	If new local shopping facilities are provided, car parking should be minimised to ensure that this does not lead to more cars on the roads as this would have a negative impact on climate change
SDO7	To improve the air quality in Southwark
?	If new local shopping facilities are provided, car parking should be minimised to ensure that this does not lead to more cars on the roads as this would have a negative impact on air quality
T1	To use a range of measures, public transport improvements, green travel plans and road improvements to ease the impact of new development on the transport network and services.
SDO11	To protect and enhance the look and character of places

?	If road improvement measures are designed effectively they can improve the look of places
SDO13	To protect and improve open spaces, green corridors and biodiversity
?	If open spaces and green corridors are used to improve the transport network this will have a positive impact. Green corridors and public footpaths could be included in green travel plans.
T2	To make the area more accessible, particularly by sustainable types of transport including walking, cycling and travelling by public transport.
SDO11	To protect and enhance the look and character of places
?	If more sustainable measures of transport are promoted this may result in more attractive walkways and cycleways therefore improving the look of the area
SDO13	To protect and improve open spaces, green corridors and biodiversity
?	If more sustainable measures of transport incorporate green links and corridors this will help to protect and improve open spaces and biodiversity.
T3	To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities.
SDO6	To reduce contributions to climate change and adapt to climate change that is already happening
?	If car parking is shared effectively and more sustainable methods of transport are promoted in the area this may reduce the amount of cars in the area which would have a positive impact on climate change.
SDO7	To improve the air quality in Southwark
?	If car parking is shared effectively and more sustainable methods of transport are promoted in the area this may reduce the amount of cars in the area which would have a positive impact on air quality.
L1	To make the area known for its excellent leisure and entertainment facilities.
SDO4	To reduce the incidence of crime and the fear of crime
?	If more people are in the area in the evening to use the entertainment and leisure facilities this may reduce crime and fear of crime although the design of new facilities and spaces will also have an impact on crime
SDO6	To reduce contributions to climate change and adapt to climate change that is already happening
?	The impact of new leisure and entertainment facilities on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
SDO7	To improve the air quality in Southwark
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
SDO8	To avoid waste and maximise, reuse or recycle waste that does occur
?	New developments will need to minimise waste during construction and when complete
SDO9	To reduce the use of water, source water as locally as possible and protect water quality
?	New developments will need to demonstrate efficient use of water

SDO11	To protect and enhance the look and character of places
?	If new facilities are designed effectively this will improve the look and character of the area
SDO12	To protect and enhance the historic value of places
?	If new facilities enhance the historic environment this will have a positive impact on this objective
SDO16	To increase walking, cycling, public transport and reduce car journeys
?	New leisure facilities should ensure that sustainable modes of transport are promoted by minimising car parking and preparing green travel plans.
L2	To promote arts, culture and tourism in the area
SDO2	To improve the education and skill of the population
?	This may create new jobs for local people so local skills are improved. Facilities may also link to local schools to offer educational training and events.
SDO3	To improve the health of the population
?	If tourism links with leisure activities this could improve the health of the population e.g. creation of a walking or cycling tourist trail in the area
SDO4	To reduce the incidence of crime and the fear of crime
?	This may increase the amount of people in the area at night therefore reducing crime and fear of crime. This depends on what type of facilities are introduced, their opening hours and their design.
SDO6	To reduce contributions to climate change and adapt to climate change that is already happening
?	Any new arts, cultural or tourist facilities should ensure that sustainable modes of transport are promoted. This will reduce car use and reduce contributions to climate change.
SDO7	To improve the air quality in Southwark
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
SDO8	To avoid waste and maximise, reuse or recycle waste that does occur
?	New developments will need to minimise waste during construction and when complete
SDO9	To reduce the use of water, source water as locally as possible and protect water quality
?	New developments will need to demonstrate efficient use of water
SDO16	To increase walking, cycling, public transport and reduce car journeys
?	Any new arts, cultural or tourist facilities should ensure that sustainable modes of transport are promoted by minimising car parking and preparing green travel plans.

P1	To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character and which enhance the area's green spaces and heritage, especially the River Thames, the docks and the parks to create a distinctive sense of place.
SDO6	To reduce contributions to climate change and adapt to climate change that is already happening
?	Any new buildings should ensure that sustainable modes of transport are promoted. This will reduce car use and reduce contributions to climate change. Energy efficiency measures should also be incorporated into the design.
SDO7	To improve the air quality in Southwark
?	The impact of new buildings on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
SDO8	To avoid waste and maximise, reuse or recycle waste that does occur
?	New developments will need to minimise waste during construction and when complete
SDO9	To reduce the use of water, source water as locally as possible and protect water quality
?	New developments will need to demonstrate efficient use of water
SDO10	To maintain and enhance quality of soils
?	New developments should seek to maintain or enhance soil quality
SDO14	To reduce vulnerability to flooding
?	The design of new developments will need to mitigate the risk of flooding
P2	To create an attractive, safe, and secure public realm.
SDO14	To reduce vulnerability to flooding
?	In order for the public realm to be secure flood risk must be appropriately addressed in the design of new developments. The provision of grassed areas in the public realm can help to reduce surface water run-off and therefore reduce flood risk.
P3	To link the docks, River Thames and parks in a network of open spaces which have a variety of functions, including informal recreation and children's play facilities, provision for sports and nature conservation.
SDO4	To reduce the incidence of crime and the fear of crime
?	The design of open spaces, recreation and children's play facilities can have an impact on crime and fear of crime. If these areas are well used it can reduce crime and the fear of crime.
P4	To reduce the impact of development on the environment and help tackle climate change, pollution and waste.
SDO13	To protect and improve open spaces, green corridors and biodiversity
?	If measures are incorporated into new developments to improve biodiversity e.g. green roofs, this will have a positive impact on climate change

H1	To create a mixed community through the provision of high quality homes with a range of tenure and sizes, and particularly larger homes which are suitable for families.
SDO6 ?	To reduce contributions to climate change and adapt to climate change that is already happening The impact of new housing developments on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
SDO7 ?	To improve the air quality in Southwark The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
SDO8 ?	To avoid waste and maximise, reuse or recycle waste that does occur New developments will need to minimise waste during construction and when complete
SDO9 ?	To reduce the use of water, source water as locally as possible and protect water quality New developments will need to demonstrate efficient use of water
SDO10 ?	To maintain and enhance quality of soils New developments should seek to maintain or enhance soil quality
SDO12 ?	To protect and enhance the historic value of places The impact of new development on the historic environment will be assessed through individual planning applications
SDO13 ?	To protect and improve open spaces, green corridors and biodiversity The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
SDO14 ?	To reduce vulnerability to flooding The design of new developments will need to mitigate the risk of flooding
H2	To focus higher densities in the areas with good access to public transport and in the town centre.
SDO6 ?	To reduce contributions to climate change and adapt to climate change that is already happening The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
SDO7 ?	To improve the air quality in Southwark The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
SDO8 ?	To avoid waste and maximise, reuse or recycle waste that does occur New developments will need to minimise waste during construction and in operation
SDO9 ?	To reduce the use of water, source water as locally as possible and protect water quality New developments will need to demonstrate efficient use of water
SDO12	To protect and enhance the historic value of places

?	The impact of new development on the historic environment will be assessed through individual planning applications
SDO13	To protect and improve open spaces, green corridors and biodiversity
?	The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
SDO14	To reduce vulnerability to flooding
?	The design of new developments will need to mitigate the risk of flooding
C1	To provide enhanced educational, health and community facilities which meet the needs of the growing population.
SDO6	To reduce contributions to climate change and adapt to climate change that is already happening
?	The impact of new development on climate change will need to be mitigated by incorporating energy efficient design and construction methods and renewable energy sources
SDO7	To improve the air quality in Southwark
?	The impact of new development on air quality will need to be mitigated by incorporating energy efficient design and construction and promoting sustainable transport to and from developments
SDO8	To avoid waste and maximise, reuse or recycle waste that does occur
?	New developments will need to minimise waste during construction and when complete
SDO9	To reduce the use of water, source water as locally as possible and protect water quality
?	New developments will need to demonstrate efficient use of water
SDO10	To maintain and enhance the quality of soils
?	New developments should seek to maintain or enhance soil quality
SDO11	To protect and enhance the look and character of places
?	The design of new facilities will impact on the look and character of the area
SDO12	To protect and enhance the historic value of places
?	The impact of new development on the historic environment will be assessed through individual planning applications
SDO13	To protect and improve open spaces, green corridors and biodiversity
?	The impact of new development on open spaces and biodiversity will be assessed through individual planning applications
SDO14	To reduce vulnerability to flooding
?	The design of new developments will need to mitigate the risk of flooding
SDO16	To increase walking, cycling, public transport and reduce car journeys
?	New facilities should minimise car parking and promote sustainable modes of transport

Coverage of SA Objectives

Objective	Environmental	Social	Economic
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	✓	✓	✓

Most of the objectives cover environmental, social and economic issues, either directly or indirectly. For example, Sustainability Objective 6 is directly aimed at reducing the impact of carbon dioxide emissions on the environment. However, there will also be social and economic benefits as more sustainable transport choices are being encouraged to encourage energy efficiency which in turn can have a positive impact on the health and quality of life of residents.

APPENDIX 5 Appraisal Matrixes

Compatibility of the Canada Water Preferred Options with sustainability objectives

The following matrixes appraise the sustainability of each policy included in the Canada Water AAP Preferred Options paper, June 2009. The matrixes provide details of the assessment of the policies that have been produced for public consultation in order to assist in the consideration of the impact of each policy on the sustainability objectives. This appraisal will also assist in the drafting the publication/submission version, which represents the next stage in the planning process.

The assessment involves the appraisal of the Canada Water Preferred Options against the Sustainability Appraisal objectives developed in the scoping document.

Positive, negative, uncertain and insignificant effects are considered. Where potential sustainability issues arise these are discussed in more detail in the supporting tables. This approach is designed to be iterative, with the option being refined following public consultation and taking account of the findings of the Sustainability Appraisal.

Canada Water AAP: Preferred Options Policies

Sustainability Objectives	Canada Water AAP: Preferred Options Policies																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	-	?	✓	✓	✓	✓	✓	✓
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-	✓
SDO 3 To improve the health of the population	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
SDO 4 To reduce the incidence of crime and the fear of crime	?	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	?	✓	✓	✓	✓	-	✓	✓	-	✓	-	✓
SDO 5 To promote social inclusion, equality, diversity and community	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
SDO 6 To reduce contributions to climate change	x	?	✓	✓	✓	✓	✓	✓	✓	✓	x	?	?	✓	✓	✓	✓	x	x	✓	x	x	x
SDO 7 To improve the air quality in Southwark	x	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	x	x	✓	x	x	x
SDO 8 To avoid waste and maximise, reuse or recycle waste that does	x	?	-	?	?	-	-	-	-	-	x	?	?	✓	?	-	-	x	x	x	x	x	x
SDO 9 To reduce the use of water and source water as locally as possible	x	?	-	?	-	-	-	-	✓	✓	x	?	?	✓	?	?	-	x	x	x	x	x	x
SDO 10 To maintain and enhance soil	-	-	-	-	-	✓	-	-	-	-	?	?	?	?	?	✓	-	?	?	?	?	?	?
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	?	?	?	?	?	?	?
SDO 12 To protect and improve the historic value of places	-	-	✓	?	✓	✓	-	-	-	✓	✓	?	✓	✓	✓	✓	?	?	?	?	?	?	?
SDO 13 To protect and improve open spaces, green corridors and	-	-	-	-	?	✓	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
SDO 14 To reduce vulnerability to flooding	?	?	-	?	-	✓	-	-	✓	✓	?	?	?	✓	?	✓	-	x	?	x	?	x	?
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	?	✓	✓	✓	-	?	?	?	?	?	?

- Policy 1 Shopping in the town centre
- Policy 2 Cafes and restaurants in the town centre
- Policy 3 Important shopping parades
- Policy 4 Small scale shops, cafes and restaurants outside the town centre
- Policy 5 Markets
- Policy 6 Walking and cycling
- Policy 7 Public transport
- Policy 8 The road network
- Policy 9 Parking for town centre uses
- Policy 10 Parking for residential development in the core area
- Policy 11 Leisure and entertainment
- Policy 12 Sports facilities
- Policy 13 Arts, culture and tourism
- Policy 14 Design principles for the town centre
- Policy 15 Building heights in the core area
- Policy 16 Open spaces
- Policy 17 Energy
- Policy 18 Housing
- Policy 19 Jobs and business space
- Policy 20 Schools
- Policy 21 Young people
- Policy 22 Health
- Policy 23 Community facilities

Key	major positive	minor positive	major negative	minor negative	uncertain	no significant impact
✓✓	major positive	minor positive	major negative	minor negative	uncertain	no significant impact
✓	major positive	minor positive	major negative	minor negative	uncertain	no significant impact
xx	major positive	minor positive	major negative	minor negative	uncertain	no significant impact
x	major positive	minor positive	major negative	minor negative	uncertain	no significant impact
-	major positive	minor positive	major negative	minor negative	uncertain	no significant impact
?	major positive	minor positive	major negative	minor negative	uncertain	no significant impact

Summary of Findings

In total, there are seven SDOs that show potential minor negative impacts in relation to the Preferred Options. These are:

- SDO 5 To promote social inclusion, equalities, diversity and community cohesion in relation to Policy 10: Parking for residential development in the core area. This has shown a minor negative impact in the short term as restricting car parking for new residential developments may not prove to be popular with new residents, particularly families with children and elderly people. This could lead to problems in achieving community cohesion and promoting equalities and diversity. The issue could be exacerbated by the fact that existing residential developments in the core area do have car parking. However this policy is justified by the existing traffic congestion in the area and the fact that the area is well linked to public transport. In order to regenerate the area and allow the provision of new shopping and community facilities and increase walking, cycling and public transport, car journeys must be reduced. All new residential developments will still be required to provide one parking space for every wheelchair accessible residential unit.
- SDO6 To reduce contributions to climate change and adapt to climate change that is already happening in relation to the following policies:
 Policy 1 Shopping in the town centre
 Policy 11 Leisure and entertainment
 Policy 18 Housing
 Policy 19 Jobs and business space
 Policy 20 Schools
 Policy 22 Health
 Policy 23 Community facilities
 The reason that the policies scored negatively is due to the fact that they add new development to the area, potentially increasing road traffic, energy use and CO2 emissions, which could result in increased contributions to climate change. However development is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore all new development will be required to reduce energy use and maximise energy efficiency through design as well as minimising car parking and promoting more sustainable modes of travel (targets in AAP Policy 17 Energy, Sustainable Design and Construction SPD and Sustainable Transport SPD).
- SDO7 To improve the air quality in Southwark in relation to the following policies:
 Policy 1 Shopping in the town centre
 Policy 11 Leisure and entertainment
 Policy 18 Housing
 Policy 19 Jobs and business space

Policy 20 Schools
 Policy 22 Health
 Policy 23 Community facilities

The reason that these policies scored negatively is because they add new development to the area and therefore will potentially increase road traffic and energy use and CO2 emissions, resulting in reduced air quality. However development is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore all new development will be required to reduce energy use and maximise energy efficiency through design as well as minimising car parking and promoting more sustainable modes of travel (targets in AAP Policy 17 Energy, Sustainable Design and Construction SPD and Sustainable Transport SPD).

- SDO8 To avoid waste and maximise, reuse or recycle waste that does occur in relation to the following policies:

Policy 1 Shopping in the town centre
 Policy 11 Leisure and entertainment
 Policy 18 Housing
 Policy 19 Jobs and business space
 Policy 20 Schools
 Policy 22 Health
 Policy 23 Community facilities

The reason that these policies scored negatively is due to the fact that they add new development to the area and therefore will increase the amount of waste generated in the area. However development is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore all new development will be required to minimise the amount of waste generated and recycle waste (Sustainable Design and Construction SPD).

- SDO 9 To reduce the use of water and source water as locally as possible and protect water quality in relation to the following policies;

Policy 1 Shopping in the town centre
 Policy 11 Leisure and entertainment
 Policy 18 Housing
 Policy 19 Jobs and business space
 Policy 20 Schools
 Policy 22 Health
 Policy 23 Community facilities

The reason that these policies scored negatively is due to the fact that they add new development to the area and therefore will increase the amount of water used. However development is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives such as reducing poverty, improving education and skills and improving the health of the population. Furthermore all new development will be required to minimise the amount of water used (Sustainable Design and Construction SPD).

- SDO 12 To protect and improve the historic value of places in relation to the following policy;
Policy 17 Energy
This policy scored negatively as it aims to promote sustainable energy use and this could potentially incorporate renewable energy sources such as solar panels or wind turbines. However these technologies may not be appropriate for development in conservation areas or in close proximity to listed buildings. In such cases the impact of incorporating renewable energy technologies will be assessed by individual planning applications.
- SDO 14 To reduce vulnerability to flooding in relation to the following policies;
Policy 18 Housing
Policy 20 Schools
Policy 22 Health
The policies scored negatively against this objective as it aims to reduce vulnerability to flooding. However the AAP area is in an area at high risk of flooding and the development of new housing, schools and health facilities in the area means that vulnerable people (the elderly and young children) are at risk. This will need to be mitigated through the design of the developments, in consultation with the Environment Agency. The need for a new school and a new health facility is already established in the AAP area and further increase in the local population will increase this need.
- Uncertain impacts
The impact of several policies scored as uncertain against the sustainability objectives. Further details can be found in the individual appraisal of each policy but the uncertain scores were largely due to mitigation being required and/or the impact being dependant on the detailed design of developments which will not be known until the pre-application stage e.g. the impact of a new school (Policy 20) on the look and character of the area (Sustainable Development Objective 11).

Sustainability Objectives		Timescale				Policy 1: Shopping in the town centre
		1	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	✓✓	<p>Commentary on Results</p> <p>New shopping space and more shops will result in new job opportunities for local people and boost the local economy.</p> <p>The new jobs that will be provided will provide local opportunities for training opportunities in the workplace and potentially improve the skill base of the population.</p> <p>The provision of new shops is not directly linked to the health of the population.</p> <p>Improvements to the shopping environment in the town centre may result in more people using the town centre at night. If this happens then crime and the fear of crime may be reduced.</p> <p>Creating a larger town centre with more shops will be likely to increase the number of local people visiting the centre. This will help to create more of a sense of place in the town centre and promote community cohesion.</p> <p>The policy increases the amount of development in the area so it will have a negative impact on climate change. Provided that any new shopping developments incorporate energy efficiency measures and renewable energy where appropriate contributions to climate change will be minimised. New shops would be likely to increase the amount of visitors to the area but if the transport infrastructure is improved and car parking in the town centre is minimised this should not have a negative impact on climate change.</p> <p>Provided that any new shopping developments incorporate energy efficiency measures and renewable energy where appropriate the impact on air quality would be minimised. New shops would be likely to increase the amount of visitors to the area but if the transport infrastructure is improved and car parking in the town centre is minimised this should not have a negative impact on air quality.</p> <p>Provided that new developments promote sustainable use of water resources the use of water should be reduced.</p> <p>The provision of new shops is not linked to soil quality.</p> <p>The town centre is currently not a very attractive place with limited character. The provision of new shops will enhance the look and character of the town centre.</p> <p>The town centre is not within a conservation area and does not contain any listed buildings or archaeological priority zones therefore the provision of new shops will not have any impact on the historical environment.</p> <p>The creation of new shopping floorspace is not directly linked to open spaces, green corridors and biodiversity.</p> <p>New developments should be designed in such a way that flood risk is reduced. All planning applications in the area will need to be accompanied by a flood risk assessment.</p>
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	
SDO 3 To improve the health of the population	-	-	-	-	-	
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	?	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	✓✓	
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	x	
SDO 7 To improve the air quality in Southwark	x	x	x	x	x	
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	x	
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	x	
SDO 10 To maintain and enhance soil quality	-	-	-	-	-	
SDO 11 To protect and enhance the look and character of places	✓✓	✓	✓✓	✓✓	✓✓	
SDO 12 To protect and improve the historic value of places	-	-	-	-	-	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	-	
SDO 14 To reduce vulnerability to flooding	?	?	?	?	?	

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No direct impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	?	The increase of shops in the town centre may increase car journeys but the policy also states that the provision of new shops is subject to improvements in the transport infrastructure. Provided that these improvements promote sustainable forms of transport then this could have a positive impact on the area by reducing car parking space and car trips to the area.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 2: Cafes and restaurants in the town centre
		2	S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The provision of new cafes and restaurants will create more local job opportunities and boost the local economy.
SDO 2	To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The provision of new cafes and restaurants will create more local jobs and provide more opportunities for training and increase local skills.
SDO 3	To improve the health of the population	-	-	-	-	No direct impact
SDO 4	To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The provision of more cafes and restaurants will result in more people using the town centre in the evening resulting in more natural surveillance. This should help to reduce crime and the fear of crime.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	More cafes and restaurants in the town centre will help to create more of a sense of place for local people resulting in improved community cohesion.
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening	?	?	?	?	Provided that new cafes and restaurants incorporate sustainable design and construction, renewable energy and promote sustainable modes of transport for visitors this should not increase contributions to climate change and shows that the new development is adapting to climate change that is already happening.
SDO 7	To improve the air quality in Southwark	?	?	?	?	Provided that new cafes and restaurants incorporate sustainable design and construction, renewable energy and promote sustainable modes of transport for visitors this should not reduce air quality.
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	New cafes and restaurants should ensure that waste is minimised both during and after construction. Site waste management plans will be required to demonstrate this.
SDO 9	To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	New cafes and restaurants should ensure that water use is minimised. Sustainability assessments for individual planning applications will be required to demonstrate this.
SDO 10	To maintain and enhance soil quality	-	-	-	-	No significant impact.
SDO 11	To protect and enhance the look and character of places	✓	✓	✓	✓	The provision of new cafes and restaurants is likely to enhance the character and look of the town centre.
SDO 12	To protect and improve the historic value of places	-	-	-	-	The sites proposed in the town centre for cafes and restaurants are not within a conservation area and do not contain any listed buildings or archaeological priority zones therefore the provision of cafes and restaurants will not have any impact on the historical environment.
SDO 13	To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact.
SDO 14	To reduce vulnerability to flooding	?	?	?	?	New developments including cafes and restaurants should be designed in such a way that flood risk is reduced. All planning applications will need to be accompanied by a flood risk assessment.
SDO 15	To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

SDO 16
To increase walking, cycling, public transport and reduce car journeys

✓ ✓ ✓ ✓ ✓

New cafes and restaurants will be expected to minimise car parking or be car free. This will increase walking, cycling and public transport and reduce car journeys.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 3: Important shopping parades
		3	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	Commentary on Results The policy aims to protect important shopping parades outside of the town centre. This will help to retain jobs.
SDO 2 To improve the education and skill of the population	-	-	-	-	-	No significant impact.
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	The policy aims to restrict the amount of new fast food takeaways in important shopping parades. This may help improve the health of the population, particularly school children as there will be less takeaways available.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	The policy will maintain shopping parades on Albion Street and Lower Road encouraging people to visit these areas at night. This may help to reduce crime and fear of crime in these locations.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	The protection of local shopping parades will promote community cohesion as it will retain importance local jobs and help to create a sense of place in these areas.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	✓	The protection of local shopping parades will encourage people to walk or cycle to local shops as they are closer to housing. This will reduce car use, adapting to climate change that is already happening.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	✓	The protection of local shopping parades will encourage people to walk or cycle to local shops as they are closer to housing. This will reduce car use, improving air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	-	No significant impact.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	-	No significant impact.
SDO 10 To maintain and enhance soil quality	-	-	-	-	-	No significant impact.
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	✓✓	The policy restricts the amount of fast food takeaways in important local shopping parades. Too many fast food takeaways can detract from the character and appearance of shopping parades so this policy will have a positive effect.
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	✓	The policy restricts the amount of fast food takeaways in important local shopping parades. Too many fast food takeaways can detract from the historical character and appearance of shopping parades. There are several listed buildings on Albion Street so the policy will have a positive effect in the area.

SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	-	No significant impact.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	✓✓	The policy protects importance local shopping parades. The provision of local shops will help to reduce car journeys and encourage walking and cycling.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 4: Small scale shops, restaurants and cafes outside the town centre
		4	S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	✓✓	✓	✓✓	✓✓	The policy aims to encourage small scale shops, cafes and restaurants on certain sites outside the town centre. This will increase local jobs and boost the economy.
SDO 2	To improve the education and skill of the population	✓✓	✓	✓✓	✓✓	The policy promotes new shops, cafes and restaurants in certain areas. This will increase local jobs and training opportunities.
SDO 3	To improve the health of the population	✓	✓	✓	✓	The policy aims to provide local shops, cafes and restaurants. This will result in reduced car use and encourage walking and cycling therefore improving the health of the population.
SDO 4	To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The policy will increase shops, cafes and restaurant in certain areas encouraging people to visit these areas at night. This may help to reduce crime and fear of crime in these locations.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓✓	✓	✓✓	✓✓	The provision of new shops, cafes and restaurants outside the town centre will promote community cohesion as it will increase local jobs and help to create a sense of place in these areas.
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	New shops and cafes outside the town centre will encourage people to walk or cycle to local facilities as they will be closer to housing. This will reduce car use, adapting to climate change that is already happening.
SDO 7	To improve the air quality in Southwark	✓	✓	✓	✓	The provision of local services will encourage people to walk or cycle to local facilities as they are closer to housing. This will reduce car use, improving air quality.
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	This will depend on the type of developments that come forward and on the developments design and construction.
SDO 9	To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	This will depend on the type of developments that come forward and on the developments design and construction.
SDO 10	To maintain and enhance soil quality	-	-	-	-	No significant impact
SDO 11	To protect and enhance the look and character of places	✓	✓	✓	✓	The policy aims to provide more local shops and facilities outside of the town centre. This is likely to improve the character and look of these areas by providing a focal point.
SDO 12	To protect and improve the historic value of places	?	?	?	?	This will depend on the design of new developments and their impact on the historical environment which will be assessed by individual planning applications.
SDO 13	To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact

SDO 14 To reduce vulnerability to flooding	?	?	?	?	?	This will depend on the type of developments that come forward and on the developments design and construction.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	✓✓	The policy aims to increase local shops and other facilities. This will reduce car use and promote walking and cycling.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 5: Markets
		5	S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The provision of new markets will help to increase local jobs and boost the local economy.
SDO 2	To improve the education and skill of the population	✓	✓	✓	✓	The provision of markets in the area will encourage the development of local skills.
SDO 3	To improve the health of the population	✓	✓	✓	✓	The provision of local markets may help to encourage people to shops for goods more locally therefore reducing car use and increasing walking and cycling which will improve the health of the population.
SDO 4	To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The provision of markets in the town centre or on Albion Street may encourage more people to visit the area and they may stay in the area in the evening to visit a restaurant or cafe. This will increase the amount of people in the area at night, reducing crime and fear of crime.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The provision of new markets will provide more local employment opportunities and create more of a sense of place therefore promoting community cohesion.
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	The provision of local markets may help to encourage people to shops for goods more locally therefore reducing car use and adapting to climate change that is already happening.
SDO 7	To improve the air quality in Southwark	✓	✓	✓	✓	The provision of local markets may help to encourage people to shops for goods more locally therefore reducing car use and improving air quality.
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	The amount of waste generated by markets can be significant. Appropriate controls and measures will need to be put in place to ensure waste is minimised and waste arisings are dealt with in the most sustainable way.
SDO 9	To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	No significant impact
SDO 10	To maintain and enhance soil quality	-	-	-	-	No significant impact
SDO 11	To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	A new market will help to improve the look and character of the area.
SDO 12	To protect and improve the historic value of places	✓	✓	✓	✓	Depending on where the market is located and its design, it could help to improve the historic character of the area.
SDO 13	To protect and improve open spaces, green corridors and biodiversity	?	?	?	?	Depending on the setting of the market this could potentially improve an open space.
SDO 14	To reduce vulnerability to flooding	-	-	-	-	No significant impact

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	The provision of markets may encourage people to shop more locally therefore reducing car use and encouraging more sustainable transport modes.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 6: Walking and cycling
		6	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact	
SDO 3 To improve the health of the population	✓✓	✓	✓✓	✓✓	The policy aims to improve walking and cycling routes. This will help to improve the health of the population.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓	✓✓	✓✓	Improvements to walking and cycling routes may include improvements to lighting and visibility. This will help to reduce crime and the fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Encouraging walking and cycling and improving routes will help to promote alternative forms of transport for those who cannot drive. This will have a positive impact on young people who are not able to drive.	
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓✓	✓✓	The promotion of walking and cycling will help to reduce car use, adapting to climate change that is already happening.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓✓	✓✓	The promotion of walking and cycling will help to reduce car use, improving air quality.	
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant impact	
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	No significant impact	
SDO 10 To maintain and enhance soil quality	✓	✓	✓	✓	Walking and cycling routes may include routes to green spaces. This will protect the soil quality of these locations.	
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	Improvements to walking and cycling routes will improve the character of places.	
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	Improvements to walking and cycling routes will improve the historic character of places.	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Improvements to walking and cycling routes will improve open spaces, green corridors and biodiversity.	
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Improvement to walking and cycling routes may result in the protection and increase of green spaces. This will help to reduce surface water run-off, therefore reducing vulnerability to flooding.	
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact.	
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓	✓✓	✓✓	Encouraging walking and cycling and improving routes will increase walking and cycling and help to reduce car use.	

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 7: Public transport
		7	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	<p>Commentary on Results</p> <p>The policy aims to work with TfL to improve the quality of public transport in the area. This will help to improve the attractiveness of the area to new businesses and for inward investment. The area will also benefit from improved connectivity to services</p> <p>No significant impact</p> <p>Improving public transport in the area will help to reduce car use and encourage people to walk or cycle to public transport provision such as bus stops or tube stations. This will improve the health of the population.</p> <p>Increased usage of public transport will lead to more activity at public transport hubs in the evening. This coupled with improved lighting can help to reduce crime and fear of crime.</p> <p>Improvements to public transport may help specific equalities groups who are unable to drive e.g. young people, low income groups.</p> <p>The promotion of public transport will help to reduce car use, adapting to climate change that is already happening.</p> <p>The promotion of public transport will help to reduce car use, improving air quality.</p> <p>No significant impact</p> <p>No significant impact</p> <p>No significant impact</p> <p>No significant impact</p> <p>No significant impact</p> <p>No significant impact</p> <p>No significant impact</p> <p>No significant impact</p> <p>No significant impact</p> <p>No significant impact</p>
SDO 2 To improve the education and skill of the population	-	-	-	-	-	
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	✓	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	✓	
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	-	
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	-	
SDO 10 To maintain and enhance soil quality	-	-	-	-	-	
SDO 11 To protect and enhance the look and character of places	-	-	-	-	-	
SDO 12 To protect and improve the historic value of places	-	-	-	-	-	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	-	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	

SDO 16
 To increase walking, cycling, public transport and reduce car journeys

✓✓
 ✓✓
 ✓
 ✓✓

By improving public transport this will help to increase use of public transport and reduce car journeys.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 8: The road network
		8	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	Road traffic and congestion in the area is a problem at the moment. If the road network is improved, making buses more reliable and shortening journey times, this may help to increase investment in the area.
SDO 2 To improve the education and skill of the population	-	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	Traffic congestion in the area is a problem at the moment, if the road network is improved traffic congestion may be reduced leading to an improvement in air quality and the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	-	No significant impact
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	✓	Traffic congestion in the area is a problem at the moment, if the road network is improved traffic congestion may be reduced leading to a reduction in contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	✓	Traffic congestion in the area is a problem at the moment, if the road network is improved, traffic congestion may be reduced leading to an improvement in air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	-	No significant impact
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	-	-	-	-	-	No significant impact
SDO 10 To maintain and enhance soil quality	-	-	-	-	-	No significant impact
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	✓	If the road network is improved and traffic congestion is eased throughout the area this will help to improve the look and character.
SDO 12 To protect and improve the historic value of places	-	-	-	-	-	No significant impact

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	If the road network is improved and traffic congestion is eased throughout the area this will help to improve the look and character of open spaces close to the road.
SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	?	Improvements to the road network may encourage more people to use their cars, however, coupled with the other transport policies of improving public transport, walking and cycling this should mitigate against this impact.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 9: Parking for town centre uses	Commentary on Results
		9	S	M	L		
SDO 1 To tackle poverty and encourage wealth creation	-	X	-	-	-	The policy aims to encourage retail and leisure facilities in the town centre to share car parking facilities. This may have an initial negative impact as developers may see less car parking as a barrier to the viability of the scheme resulting in less inward investment. However in the long term the aim for the area is to improve walking and cycling routes and public transport links therefore shared car parking spaces will not be a restriction on new development.	
SDO 2 To improve the education and skill of the population	-	-	-	-	-	No significant impact	
SDO 3 To improve the health of the population	✓✓	✓	✓	✓✓	✓✓	If car parking is shared this will reduce the amount of car parking spaces in the area and reduce car use. This will improve the health of the population by encouraging walking and cycling and reducing air quality.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	✓✓	Currently the car parking facilities in the area are very spread out and isolated. This leads to increased crime and fear of crime particularly at night. Shared car parking facilities would create more of a presence in these spaces therefore reducing crime and the fear of crime.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	✓✓	Shared car parking facilities would make it easier for those equalities groups who rely on cars, such as disabled people and parents with children, to access more facilities in one trip.	
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓✓	✓✓	✓✓	✓✓	✓✓	Shared car parking facilities may reduce the number of car parking spaces available therefore encouraging more sustainable forms of transport. This will help to reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	✓✓	Shared car parking facilities will reduce the number of car parking spaces available therefore encouraging more sustainable forms of transport. This will help to improve air quality.	
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	-	No significant impact	
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	✓	✓	✓	✓	✓	Less surface car parking will create less opportunities for surface water run-off of polluted water.	
SDO 10 To maintain and enhance soil quality	-	-	-	-	-	No significant impact	
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	✓✓	Encouraging shared car parking in the town centre will reduce the amount of surface car parks in the area. At the moment a large amount of the town centre is covered by surface car parks and this detracts from the look and character of the area. Shared car parking may help to improve the look and character of the town centre.	
SDO 12 To protect and improve the historic value of places	-	-	-	-	-	No significant impact	

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	Less surface car parking in the town centre may create more opportunities for open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	✓	Less surface car parking in the town centre may create more opportunities for open spaces, green corridors and biodiversity. This will reduce surface water run-off and reduce vulnerability to flooding.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	✓	Shared car parking facilities may reduce the number of car parking spaces available therefore encouraging more sustainable forms of transport such as walking, cycling and public transport.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 10: Parking for residential development in the core area
		10	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	Commentary on Results The policy aims to reduce car parking in new residential developments based on the current standards. This will ease traffic congestion in the area and may encourage businesses to locate here as the current traffic problems, which may act as a deterrent, will be reduced.
SDO 2 To improve the education and skill of the population	-	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	✓✓	Reducing car parking in new residential developments will encourage people to walk and cycle more which will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	?	Reducing car parking in new residential developments means that people will need to walk or cycle home. This may increase crime or fear of crime, particularly in the dark. Improvements to walking and cycling routes are proposed to mitigate against this.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	x	x	x	x	x	Reducing car use in new developments may be problematic for certain groups, in particular families with young children. However in the long term community cohesion should be promoted by this approach as it will encourage more people to walk and cycle in the area creating more of a friendly environment and sense of place.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓✓	✓✓	✓✓	✓✓	✓✓	Reduced car parking will encourage more sustainable forms of transport. This will help to reduce contributions to climate change.
SDO 7 To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	✓✓	Reduced car parking will encourage more sustainable forms of transport. This will help to improve air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	-	No significant impact
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	✓	✓	✓	✓	✓	Reducing surface water run-off from less paved car parking areas will reduce water pollution
SDO 10 To maintain and enhance soil quality	-	-	-	-	-	No significant impact
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	✓	Less residential car parking in the core area will create a more attractive public realm.
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	✓	Less residential car parking in the core area will create a more attractive public realm.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	Less residential car parking will allow more space and opportunity for the protection and improvement of open spaces, green corridors and biodiversity.
SDO 14 To reduce vulnerability to flooding	✓✓	✓✓	✓✓	✓✓	✓✓	Less residential car parking will reduce surface water run-off by reducing the amount of paved over surfaces and allowing more opportunity for the protection and improvement of open spaces, green corridors and biodiversity.

<p>SDO 15 To provide everyone with the opportunity to live in a decent home</p>	-	-	-	-	<p>In order to be decent a home must be warm, weatherproof and have reasonably modern facilities. Car parking is not referred to in the definition of a decent home therefore this policy will have no significant impact.</p>
<p>SDO 16 To increase walking, cycling, public transport and reduce car journeys</p>	✓✓	✓✓	✓✓	✓✓	<p>Reduced car parking will encourage more sustainable forms of transport.</p>

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 11: Leisure and entertainment
		11	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	✓✓	Commentary on Results This policy aims to encourage new leisure and entertainment uses in the town centre and protect existing uses. This will help to retain and create local jobs and boost the local economy.
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	✓✓	This policy aims to encourage new leisure and entertainment uses in the town centre and protect existing uses. This will help to retain and create local jobs and boost the local economy creating training opportunities.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	✓✓	The provision of new leisure facilities will help to improve the health of the population as it will encourage more physical activity.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	✓✓	Encouraging more leisure and entertainment uses in the town centre will encourage more evening visitors to the town centre therefore reducing crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	✓✓	More leisure and entertainment uses will help to create local jobs and also create more of a sense of place in the town centre. This will promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	x	This option scored negatively as it will increase the amount of development in the area and will increase contributions to climate change as a result. Locating leisure and entertainment uses in the town centre, coupled with reduced car parking in the town centre will encourage people to use more sustainable forms of transport therefore reducing contributions to climate change. Sustainable design and construction methods will be required to mitigate the impacts of new development
SDO 7 To improve the air quality in Southwark	x	x	x	x	x	Locating leisure and entertainment uses in the town centre, coupled with reduced car parking in the town centre will encourage people to use more sustainable forms of transport therefore improving air quality. Sustainable design and construction methods will be required to mitigate the impacts of new development.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	x	Encouraging new leisure and entertainment uses may result in increased waste arisings however this may be mitigated against by sustainable design and construction methods and site waste management plans.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	x	Encouraging new leisure and entertainment uses may result in increased water usage however this may be mitigated against water minimisation required to be demonstrated in Sustainability Assessments accompanying planning applications.
SDO 10 To maintain and enhance soil quality	?	?	?	?	?	If development takes place on contaminated land it could be improved as a result.
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	✓✓	Retaining existing leisure and entertainment uses and encouraging more of these types of uses will help to improve the character and look of the town centre.
SDO 12 To protect and improve the historic value of places	✓	✓	✓	✓	✓	New leisure and entertainment uses may improve the historic character of the area if they are connected to the area's heritage.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	New leisure facilities could improve open spaces by offering leisure uses connected to the existing open spaces.

SDO 14 To reduce vulnerability to flooding	?	?	?	?	?	The impact of new leisure and entertainment facilities on flood risk will need to be determined in a flood risk assessment and mitigated against through design.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	✓✓	Locating leisure and entertainment uses in the town centre, coupled with reduced car parking in the town centre and improved walking and cycling and public transport, will encourage people to use more sustainable forms of transport such as walking, cycling and public transport.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 12: Sports facilities
		12	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	Commentary on Results The policy supports improvements to sports facilities in the area including refurbishment of seven islands leisure centre. Improvement of facilities may create more local jobs and boost the economy.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Improvements to facilities may create more local jobs and more training opportunities. It may also provide an opportunity for local schools to make more use of the sports facilities in the area.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	✓✓	Improvements to existing sports facilities will create more opportunities for local people to participate in sport, improving health.
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	?	Improved sports facilities will result in more activities for young people in the area. This could help to reduce fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	✓✓	Improved sports facilities will have a positive impact on equalities groups and help to create more of a sense of community, promoting community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	?	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on climate change however this will need to be mitigated by sustainable design and construction techniques.
SDO 7 To improve the air quality in Southwark	?	?	?	?	?	Provided that improved facilities do not result in an increase in car parking and promote sustainable modes of transport then this policy should not lead to a reduction in air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on waste generated however this will need to be mitigated by sustainable design and construction techniques.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on water usage however this will need to be mitigated by sustainable design and construction techniques.
SDO 10 To maintain and enhance soil quality	?	?	?	?	?	Improving sports facilities may result in more development which could have a negative impact on soil quality however this will need to be mitigated by sustainable design and construction techniques.
SDO 11 To protect and enhance the look and character of places	✓	✓	✓	✓	✓	Improving sports facilities may help to improve the character of the area.
SDO 12 To protect and improve the historic value of places	?	?	?	?	?	Development of new or improved sports facilities could have a negative impact upon the historic environment depending on their design and location. This will be assessed at the planning application stage.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	Improving sports facilities could increase access to and usage of open spaces for sports therefore protecting open spaces.

SDO 14 To reduce vulnerability to flooding	?	?	?	?	?	Development of new or improved sports facilities could increase flood risk depending on their design and location. This will be assessed at the planning application stage when flood risk assessments will be required.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	✓	Provided that improved facilities do not result in an increase in car parking and promote sustainable modes of transport then this policy should increase sustainable modes of transport as more sports facilities will be provided in the local area reducing the need to travel.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 13: Arts, culture and tourism
		13	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	✓✓	Commentary on Results The policy aims to promote arts, culture and tourism in the area and protect existing business. And community uses in the Strategic Cultural Area. This will help to retain and create new jobs, in particular through new facilities at the docks and a new hotel in the town centre. The promotion of arts, cultural and tourism uses will create new local jobs and provide more job-related opportunities for education and training. The policy promotes water related leisure activities. This will help to improve the health of the population. The promotion of arts, culture and tourism uses will mean that more people are using the area in the evening. This will help to reduce crime and fear of crime. The promotion of arts, cultural and tourism uses in the town centre will benefit equalities groups. It will also create more of a sense of place, promoting community cohesion. The creation of new facilities may increase contributions to climate change however if sustainable design and construction methods are used and sustainable modes of transport are promoted the impact will be mitigated. The creation of new facilities may reduce air quality however if sustainable design and construction methods are used and sustainable modes of transport are promoted the impact will be mitigated. The creation of new facilities may increase the amount of waste that is generated however if sustainable design and construction methods are used and site waste management plans are implemented the impact will be mitigated. The creation of new facilities may increase the amount of water that is used however if sustainable design and construction methods are used the impact will be mitigated. If new development takes place on contaminated land this could help to improve it The promotion of arts, culture and tourism uses will improve the look and character of places, particularly St Mary's Conservation Area and South Dock Marina. The promotion of arts, culture and tourism uses will improve the look and character of the historic environment in St Mary's Conservation Area
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	✓✓	
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	✓✓	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	✓✓	
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	?	?	?	?	?	
SDO 7 To improve the air quality in Southwark	?	?	?	?	?	
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	?	
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	?	
SDO 10 To maintain and enhance soil quality	?	?	?	?	?	
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	✓✓	
SDO 12 To protect and improve the historic value of places	✓✓	✓✓	✓✓	✓✓	✓✓	

SDO 13 To protect and improve open spaces, green corridors and biodiversity	?	?	?	?	?	The use of the docks for water related leisure and tourism activities will help to protect and enhance open spaces (the docks are classed as open spaces) although this may have a negative impact on biodiversity.
SDO 14 To reduce vulnerability to flooding	?	?	?	?	?	The creation of new facilities may increase flood risk however if sustainable design and construction methods are used and flood risk assessments are submitted with planning applications the impact will be mitigated.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	?	?	?	?	New arts, cultural and tourist facilities should reduce car use and ensure that sustainable modes of transport are promoted.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 14: Design principles for sites in and adjacent to the core area
		14	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	This policy aims to create an attractive environment by linking spaces together and creating a defined town centre area. An improved environment will help attract more inward investment to the area.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	An improved environment will attract more inward investment into the area increasing opportunities for job-related education and training.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	✓✓	The policy promotes walking and cycling through the design of spaces, routes and new development.
SDO 4 To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	✓✓	By improving the pedestrian environment and creating better walking and cycling routes, crime and fear of crime will be reduced.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	✓✓	Improving the environment will create more of a sense of place and improve community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓✓	✓✓	✓✓	✓✓	✓✓	The policy promotes walking and cycling therefore reducing car use and adapting to climate change. The policy also sets out design guidance for buildings. Mixed use developments will adapt to climate change that is already happening by reducing energy usage.
SDO 7 To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	✓✓	The policy promotes walking and cycling therefore reducing car use and improving air quality. Mixed use buildings with shared car parking facilities will also help to reduce emissions and improve air quality.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	✓	✓	✓	✓	✓	Mixed use buildings can help to reduce the amount of waste that would be generated by separate developments Not sure this is true?
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	✓	✓	✓	✓	✓	Mixed use buildings can help to reduce the amount of water that would be required by separate developments Not sure this is true?
SDO 10 To maintain and enhance soil quality	?	?	?	?	?	New buildings can help to improve the quality of contaminated land if they are built on a contaminated site and suitable remediation work is carried out
SDO 11 To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	✓✓	The policy aims to improve the environment of the area through a better public realm.
SDO 12 To protect and improve the historic value of places	✓✓	✓✓	✓✓	✓✓	✓✓	The policy aims to improve the environment of the area through a better public realm.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	✓✓	The policy aims to create a better environment by providing new routes and open spaces in the area. This will have a positive effect on open spaces, green corridors and biodiversity.

SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	✓	The policy aims to minimise the visual impact of car parking through the reduction of surface car parking. This approach will reduce surface water run-off therefore reducing flood risk.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	✓✓	The policy aims to improve walking and cycling routes in the area and create a better environment for pedestrians and cyclists.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 15: Building heights in the core area
		15	S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Higher density buildings can create landmark developments which can improve the appearance of the area and attract inward investment.
SDO 2	To improve the education and skill of the population	-	-	-	-	No significant impact
SDO 3	To improve the health of the population	-	-	-	-	No significant impact
SDO 4	To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	The height of buildings can have an impact on the amount of natural surveillance that is provided in areas. If there is more natural surveillance, crime and the fear of crime can be reduced.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening	?	?	?	?	The height of buildings will have an impact on climate change and CO2 emissions. A heat island effect could be created. Developments will need to demonstrate how they can mitigate against any negative impacts on climate change. Increasing the density of developments in certain areas that are close to public transport links can help to reduce car use and reduce CO2 emissions.
SDO 7	To improve the air quality in Southwark	?	?	?	?	Higher densities buildings tend to generate more heat and CO2 emissions reducing air quality. Sustainable design and construction will be used to mitigate against this.
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur	?	?	?	?	New development will increase the amount of waste generated. Developments will need to demonstrate how they can mitigate against any negative impacts.
SDO 9	To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	New development will increase the amount of water used. Developments will need to demonstrate how they can mitigate against any negative impacts.
SDO 10	To maintain and enhance soil quality	?	?	?	?	If new buildings are located on contaminated land this could be improved.
SDO 11	To protect and enhance the look and character of places	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the core area. This will ensure the look and character of the area is enhanced.
SDO 12	To protect and improve the historic value of places	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the core area. This will ensure the look and character of historical areas is enhanced
SDO 13	To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	The policy aims to set clear guidelines about the height of buildings in the core area. In particular the height of development around the Canada Water Basin and Russia Dock Woodland will be lower. This will help improve the setting of the open spaces.
SDO 14	To reduce vulnerability to flooding	?	?	?	?	Irrespective of height new buildings will need to demonstrate how flood risk is reduced through the preparation of flood risk assessments.
SDO 15	To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact

<p>SDO 16 To increase walking, cycling, public transport and reduce car journeys</p>	?	?	?	?	<p>The height of buildings is linked to their proximity to public transport links. Taller buildings will be located close to public transport links therefore encouraging walking, cycling and public transport.</p>
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Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 16: Open spaces
		16	S	M	L	
SDO 1	To tackle poverty and encourage wealth creation	-	-	-	-	No significant link
SDO 2	To improve the education and skill of the population	-	-	-	-	No significant link
SDO 3	To improve the health of the population	✓✓	✓✓	✓✓	✓✓	The policy promotes the development of a network of open spaces and play areas. Better access to open spaces and recreation will help to improve the health of the population.
SDO 4	To reduce the incidence of crime and the fear of crime	✓✓	✓✓	✓✓	✓✓	Creating high quality open spaces and play facilities will increase the usage of these areas, increasing surveillance and reducing crime and fear of crime.
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	Improved open spaces and play facilities will benefit equalities groups, in particular, young people.
SDO 6	To reduce contributions to climate change and adapt to climate change that is already happening	✓✓	✓✓	✓✓	✓✓	Improved open spaces will create more green space therefore reducing contributions to climate change.
SDO 7	To improve the air quality in Southwark	✓✓	✓✓	✓✓	✓✓	Improved open spaces will create more green space therefore improving air quality.
SDO 8	To avoid waste and maximise, reuse or recycle waste that does occur	-	-	-	-	No significant link
SDO 9	To reduce the use of water and source water as locally as possible and protect water quality	?	?	?	?	More green spaces can help to reduce surface water run-off and improve water quality, however water will be needed for irrigation. The use of water will need to be controlled through appropriate management techniques
SDO 10	To maintain and enhance soil quality	✓	✓	✓	✓	Improved open spaces may improve soil quality in the area. This will depend on how open spaces are managed to ensure conservation and protection of priority habitats.
SDO 11	To protect and enhance the look and character of places	✓✓	✓✓	✓✓	✓✓	A high quality network of open spaces will enhance the look and character of the area.
SDO 12	To protect and improve the historic value of places	✓✓	✓✓	✓✓	✓✓	High quality open spaces will enhance the historic value of the area by improving their setting.
SDO 13	To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	The policy aims to create a high quality network of open spaces. This will include green corridors and promote biodiversity.
SDO 14	To reduce vulnerability to flooding	✓✓	✓✓	✓✓	✓✓	More and improved green spaces will reduce surface water run-off and reduce flood risk.
SDO 15	To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16	To increase walking, cycling, public transport and reduce car journeys	✓✓	✓✓	✓✓	✓✓	Better links between open spaces will promote walking and cycling and reduce car journeys.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Policy 17: Energy			
		Timescale			
		17	S	M	L
SDO 1 To tackle poverty and encourage wealth creation		?	?	?	-
SDO 2 To improve the education and skill of the population		✓	✓	✓	✓
SDO 3 To improve the health of the population		✓	✓	✓	✓
SDO 4 To reduce the incidence of crime and the fear of crime		-	-	-	-
SDO 5 To promote social inclusion, equality, diversity and community cohesion		✓	✓	✓	✓
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening		✓✓	✓✓	✓✓	✓✓
SDO 7 To improve the air quality in Southwark		✓✓	✓✓	✓✓	✓✓
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur		-	-	-	-
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality		-	-	-	-
SDO 10 To maintain and enhance soil quality		-	-	-	-
SDO 11 To protect and enhance the look and character of places		?	?	?	?
SDO 12 To protect and improve the historic value of places		?	?	?	?
SDO 13 To protect and improve open spaces, green corridors and biodiversity		-	-	-	-

Commentary on Results

The policy requires new development to minimise energy use and incorporate renewable energy technologies. This may deter new investors from developing in the area although in the long term will not be a deterrent as this is a requirement in the London Plan so will need to be imposed by all London councils when assessing new development. In the long term it should not have a significant impact. I think this is more uncertain than negative?

Awareness of more renewable technologies in the local area can help improve the education and skills of the population.

The policy requires new development to be as energy efficient as possible. This will reduce CO2 emissions and improve the health of the population.

No significant impact

Improving the energy efficiency of buildings will help to reduce fuel poverty for people on lower incomes such as the elderly.

The aim of the policy is to reduce energy used by new developments and minimise CO2 emissions. This will have a very positive impact on this objective.

The aim of the policy is to reduce energy used by new developments and minimise CO2 emissions. This will help to improve air quality.

No significant impact on amount of waste produced by development.

No significant impact .

No significant impact.

New technologies could have a controversial impact on the look and character of the area for example wind turbines or solar panels.

Incorporating renewable energy technology may cause a problem for extensions to listed buildings or buildings in conservation areas. This will be assessed by individual planning applications.

No significant impact

SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	✓	New homes will be more energy efficient reducing energy costs for residents.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	-	-	-	-	-	No significant impact

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 18: Housing
		18	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	✓	The policy sets out where new housing will go. New housing developments and more people in the area may increase inward investment due to the availability of labour and opportunities for new shops and services to support the growing population.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	Local job opportunities in the construction of new homes will improve the skills of the population.
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	High quality housing will improve the health of the population.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	The creation of new homes and communities will increase the population of the area meaning the more people will be walking around and passing through therefore reducing crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	New housing will be expected to meet required standard for affordable, family and wheelchair accessible housing. This will have a positive impact on equalities groups and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	x	x	x	x	x	Increasing the amount of housing in the area will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	x	x	x	x	x	Increasing the amount of housing in the area will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	x	x	x	x	x	Increasing the amount of housing in the area will increase waste however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	x	x	x	x	x	Increasing the amount of housing in the area will increase water use overall however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?	?	Increasing the amount of housing in the area could reduce soil quality however all of the sites proposed for housing are already brownfield sites so soil quality should not be reduced. It could be improved through site remediation.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	?	The impact of new housing on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.
SDO 12 To protect and improve the historic value of places	?	?	?	?	?	The impact of new housing on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	No new housing is proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	x	x	x	x	x	The design of new housing will impact on flood risk and as the area is in a high flood risk zone this policy will potentially increase the number of people at risk of flooding. If new housing is designed with flood risk in mind vulnerability to flood risk should be reduced.
SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	✓✓	The policy sets standards for new housing in terms of bedroom mix and affordable housing requirements. The aim of the policy is to provide decent homes.
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	x	?	?	?	Increasing the amount of housing in the area could lead to an increase in cars and traffic however all new housing developments will be subject to specific car parking standards which aims to reduce car use and promote more sustainable forms of transport.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 19: Jobs and business space
		19	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	The policy seeks to provide new business space in the area. This will create more opportunities for local jobs and encourage inward investment and wealth creation.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	The provision of more business space will create more jobs and opportunities for education and training.
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	The policy aims to provide more business space and create more local jobs. People in work tend to have better health than people who are not employed therefore this policy will have a positive impact on health.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	Creating a new business cluster and more jobs will result in more people using the area and passing through. This will reduce crime and fear of crime.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	The creation of more local jobs will benefit all equalities groups and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	X	X	X	X	X	Increasing the amount of businesses in the area will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	X	X	X	X	X	Increasing the amount of businesses in the area will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	X	X	X	X	X	Increasing the amount of businesses in the area will increase waste however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	X	X	X	X	X	Increasing the amount of businesses in the area will increase water use overall however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?	?	Increasing the amount of businesses in the area could reduce soil quality however all of the sites proposed for development for employment use are already brownfield sites so soil quality should not be reduced. Soil quality could be improved by remediation of contaminated land for development.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	?	The impact of new business space on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.

SD0 12 To protect and improve the historic value of places	?	?	?	?	?	The impact of new businesses on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.
SD0 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	No new business space is proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SD0 14 To reduce vulnerability to flooding	?	?	?	?	?	The design of new business units will impact on flood risk. If designed with flood risk in mind vulnerability to flood risk should be reduced. Is FRA a requirement?
SD0 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact
SD0 16 To increase walking, cycling, public transport and reduce car journeys	?	x	?	?	?	Increasing the amount of business space in the area could lead to an increase in cars and traffic however all new development will be subject to specific car parking standards which aims to reduce car use and promote more sustainable forms of transport.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 20: Schools
		20	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	The policy aims to create a new school in the area. This will provide more opportunities for the local population to acquire skills and encourage wealth creation.
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	✓✓	The policy aims to create a new school so it will have a very positive effect on the education and skills of the population.
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	The policy aims to provide a new school in the area. This will have an indirect impact on the health of the population as people who have access to a good education are often in better health.
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	A new school will benefit all equalities groups and promote community cohesion by providing a new focal point for the local community.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	X	X	X	X	X	A new school will increase energy use overall however the new building will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	X	X	X	X	X	A new school will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	X	X	X	X	X	Building a new school will increase waste generated however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	X	X	X	X	X	Building a new school will increase water use however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?	?	The sites proposed for development of new schools are already brownfield sites so soil quality should not be reduced.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	?	The impact of new schools on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.
SDO 12 To protect and improve the historic value of places	?	?	?	?	?	The impact of new schools on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	No new schools are proposed on open spaces and new development may create opportunities to create additional open spaces and green corridors through design and Section 106

					contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	X	X	X	X	Specific measures are required to reduce flood risk for schools given that children will be in the building. The design of the new schools should mitigate against flood risk and reduce it.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	X	?	?	Building new schools in the area could lead to an increase in cars and traffic however all new development will be subject to specific car parking standards which aims to reduce car use and promote more sustainable forms of transport. School travel plans will be required.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 21 : Young people
		21	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	The policy aims to provide more leisure and educational opportunities for young people. This will allow young people to develop new skills and create opportunities for wealth creation.
SDO 2 To improve the education and skill of the population	✓✓	✓✓	✓✓	✓✓	✓✓	Improving access to leisure and educational services for young people will have a very positive effect on the education and skill of the population.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	✓✓	The policy aims to provide sports and health facilities for young people through the co-location of facilities.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	Providing better access to services for young people may help to reduce fear of crime in the area
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	✓✓	Better access to services will have a very positive impact on young people and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	✓	✓	✓	✓	✓	The policy aims to co-locate youth facilities with other services. This will reduce contributions to climate change in comparison with building stand alone facilities.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	✓	The policy aims to co-locate youth facilities with other services. This will reduce CO2 emissions and improve air quality
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	✓	✓	✓	✓	✓	The policy aims to co-locate youth facilities with other services. This will reduce the amount of waste generated.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	✓	✓	✓	✓	✓	The policy aims to co-locate youth facilities with other services. This will reduce the amount of water required.
SDO 10 To maintain and enhance soil quality	✓	✓	✓	✓	✓	Co-locating facilities will help protect soil quality by reducing the amount of new sites required for youth services.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	?	The design of new facilities could enhance the look and character of the area
SDO 12 To protect and improve the historic value of places	?	?	?	?	?	The design of new facilities could enhance the historic character of the area
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	Open spaces and green corridors could be created or enhanced from development opportunities.
SDO 14 To reduce vulnerability to flooding	?	x	?	?	?	Specific measures are required to reduce flood risk for youth facilities given that children will be in the building. The design of the new facilities should mitigate against flood risk and reduce it.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact

<p>SDO 16 To increase walking, cycling, public transport and reduce car journeys</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓													
<p>Co-locating facilities will help to reduce car use and promote walking, cycling and public transport.</p>										<p>Key</p>										✓✓	✓	XX	X	?	-	major positive	minor positive	major negative	minor negative	uncertain	no significant impact

Sustainability Objectives		Timescale				Policy 22: Health facilities
		22	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓		Commentary on Results The policy aims to provide new health facilities to meet the needs of the growing population. Improved access to health services can have an indirect impact on the well-being of the population and ability to access jobs.
SDO 2 To improve the education and skill of the population	-	-	-	-		No significant impact.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓		The policy will have a very positive effect on the health of the population as it will improve access to health facilities
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-		No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓		The provision of new health facilities will benefit all equalities groups and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	X	X	X	X		New health facilities will increase energy use overall however the new building will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	X	X	X	X		New health facilities will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	X	X	X	X		Building new health facilities will increase waste generated however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	X	X	X	X		Building new facilities will increase water use however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?		Depending on the sites selected for new health facilities soil quality could be affected however they are likely to be brownfield site so soil quality should be maintained.
SDO 11 To protect and enhance the look and character of places	?	?	?	?		The impact of new health facilities on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.
SDO 12 To protect and improve the historic value of places	?	?	?	?		The impact of new facilities on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SDO 14 To reduce vulnerability to flooding	x	x	x	x	Specific measures are required to reduce flood risk for health facilities. The design of the new schools should mitigate against flood risk and reduce it.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To increase walking, cycling, public transport and reduce car journeys	?	x	?	?	Building new health facilities in the area could lead to an increase in cars and traffic however all new development in the core area will be subject to specific car parking standards which aims to reduce car use and promote more sustainable forms of transport. What about building facilities close to people's homes to reduce need to travel? I would change all to uncertain

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

Sustainability Objectives		Timescale				Policy 23: Community facilities
		23	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	✓	Commentary on Results The policy aims to locate new community facilities together where there is an identified need for new services. New facilities may create local job opportunities.
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	✓	New community facilities may create opportunities for job related education and training opportunities.
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	✓✓	The policy seeks to protect existing community facilities, this will include health facilities so this will have a positive impact on health.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	More centrally located community facilities will create more activity in places reducing crime and fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	✓✓	Protecting existing community facilities and providing new services will benefit all equalities groups and promote community cohesion.
SDO 6 To reduce contributions to climate change and adapt to climate change that is already happening	X	X	X	X	X	The provision of new community facilities will increase energy use overall however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 7 To improve the air quality in Southwark	X	X	X	X	X	Increasing the amount of community buildings in the area will increase energy use and CO2 emissions overall so this may have a negative impact on air quality however all new development will be expected to minimise energy use and reduce CO2 emissions.
SDO 8 To avoid waste and maximise, reuse or recycle waste that does occur	X	X	X	X	X	Increasing the amount of community buildings in the area will increase waste however all new development will be expected to minimise waste generated during and after construction.
SDO 9 To reduce the use of water and source water as locally as possible and protect water quality	X	X	X	X	X	Increasing the amount of community facilities in the area will increase water use overall however all new development will be expected to minimise water use.
SDO 10 To maintain and enhance soil quality	?	?	?	?	?	Provided that any new sites are brownfield sites this should maintain soil quality.
SDO 11 To protect and enhance the look and character of places	?	?	?	?	?	The impact of new community facilities on the look and character of places will be dependent on the design. If new developments are designed well they will enhance the look and character of the area.

SD0 12 To protect and improve the historic value of places	?	?	?	?	?	The impact of new community facilities on the historic value of places will be dependent on the design. If new developments are designed well they could enhance the historic character of the area.
SD0 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	✓	New development may create opportunities to create additional open spaces and green corridors through design and Section 106 contributions to the public realm.
SD0 14 To reduce vulnerability to flooding	?	?	?	?	?	The design of new community facilities will impact on flood risk. If designed with flood risk in mind vulnerability to flood risk should be reduced. Is and FRA not required?
SD0 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact
SD0 16 To increase walking, cycling, public transport and reduce car journeys	✓	✓	✓	✓	✓	The policy aims to locate all new community facilities close to one another. This should reduce car use and promote walking and cycling.

Key	✓✓	major positive
	✓	minor positive
	XX	major negative
	X	minor negative
	?	uncertain
	-	no significant impact

APPENDIX 6

Glossary

Air Quality Management Area (AQMA)

An area designated for action where it is predicted that the Air Quality Objectives in the Council's AQMA Plan will be exceeded.

Archaeological Priority Zones

The boundaries of Archaeological Priority Zones are designated on the Proposals Map. These are areas where there is potential for significant archaeological remains, and planning applications within these areas must be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

Biodiversity

The diversity or variety of plants and animals and other living things in a particular area or region. It encompasses landscape diversity, eco-system diversity, species diversity, habitat diversity and genetic diversity.

Conservation Areas

An area of special architectural or historic interest designated by the local planning authority under the provisions of the Planning (Listed Buildings and Conservation areas) Act 1990, the character or appearance of which it is desirable to preserve or enhance.

Greenhouse gases

Those gases that contribute to climate change. In the UK, the most common greenhouse gas is carbon dioxide, which contributed

around 77% of the UK's total emissions of greenhouses gases in 1990. Other greenhouse gases are methane (12% of total UK emissions), nitrous oxide (9%) and fluorinated gases (2.4%).

Local development framework (LDF)

A portfolio of local development documents, which will provide the framework for delivering the spatial planning strategy for the area.

London Plan

The strategic plan for the whole of London produced by the Mayor of London. The main purpose of the London Plan is to ensure that all the individual plans produced by the London boroughs work together to meet the priorities that are agreed for the whole London region. The Local Development Framework cannot contain strategies or policies that are not in general conformity with the London Plan.

Proposals maps

Illustrate the geographical extent of planning policies and designations.

Regional Spatial Strategy (RSS)

A spatial framework for a region over a 15 to 20 year period including policies for housing, environmental protection, transport and waste management. The London Plan is the Regional Spatial Strategy that with which Southwark Plan Policies should be consistent.

the extent to which the implementation of the plan or strategy would achieve environmental, economic and social objectives by which sustainable development can be defined, in order that the performance of the strategy and policies is improved.

Sustainable Development

Development that contributes towards the principles of sustainability, that is, development that does not cause environmental damage, contributes to the local economy and meets the needs of the local community.

Unitary Development Plans (UDPs)

Statutory plans produced by each borough, which integrate strategic and local planning responsibilities through policies and proposals for the development and use of land in their area.

Southwark Plan See “Unitary Development Plans”

Renewable Energy

Energy derived from a source which is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material. Although not strictly renewable, geothermal energy is generally included.

Supplementary Planning Documents (SPD) or Guidance (SPG)

Guidance notes, additional and supplementary to the Unitary Development Plan, on how to implement the policies. They also contain background information applicants may find useful when preparing their planning applications.

Sustainability Appraisal/ Strategic Environmental Assessment

A systematic and interactive process undertaken during the preparation of a plan or strategy, which identifies and reports on

APPENDIX 7

Abbreviations

AAP	Area Action Plan
AQMA	Air Quality Management Area
CABE	Commission for Architecture and the Built Environment
DCLG	Department for Communities and Local Government
DETR	Department for Environment, Transport, and the Regions
DfT	Department for Transport
DPD	Development Plan Document
GLA	Greater London Authority
IMD	Index of Multiple Deprivation
LDD	Local Development Documents
LDF	Local Development Framework

ODPM	Office of the Deputy Prime Minister
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
SA	Sustainability Appraisal
SINC	Sites of Importance for Nature Conservation
SCI	Statement of Community Involvement
SDO	Sustainable Development Objective
SEA	Strategic Environmental Assessment
SOA	Super Output Areas
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
UDP	Unitary Development Plan

APPENDIX 8

Results of issues and options sustainability appraisal

Sustainability Objectives																
CWAAP Policies	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
1 Shopping: A genuine town centre and local facilities																
1a Shopping	1	✓	0	0	0	X	0	X	X	0	✓	0	0	X	0	X
1a Shopping	2	✓	0	✓	✓	X	✓	X	X	0	✓	✓	0	X	0	X
1b Albion Street	1	✓	0	✓	✓	X	0	X	X	0	✓	0	0	X	✓	0
1b Albion Street	2	✓	0	✓	✓	X	✓	X	X	0	✓	0	0	X	✓	✓
Commentary	<ul style="list-style-type: none"> - The construction of new shops is likely to have negative impacts on climate change, production of waste and the use and quality of water. Whilst the quantum of development is less in option 1, option 2 presents the opportunity to incorporate sustainable design and construction techniques to mitigate the impacts. - The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation - The increase in shopping facilities could increase the amount of vehicular traffic but could be mitigated through sustainable transport measures such as reduced car parking and improved pedestrian/cycle routes and public transport provision. - The provision of new community facilities in option 2 will have a positive impact for health and social inclusion - Option 2 will also protect and enhance the character of the area and provide greater opportunities for people to live in a decent home 															
2 Transport: Improved Connections																
2a Walking & Cycling	1	0	0	✓	✓	0	✓	0	0	0	✓	0	0	0	0	✓
2a Walking & Cycling	2	0	0	✓	✓	0	✓	0	0	0	✓	0	0	0	0	✓
2b Public Transport	1	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	✓
2b Public Transport	2	✓	0	0	0	0	✓	0	0	0	0	0	0	0	0	✓
2c Road Network & Parking	1	0	0	0	0	0	✓	0	0	0	0	0	0	0	0	✓
2c Road Network & Parking	2	✓	0	0	0	0	✓	0	0	0	0	0	0	0	0	✓
Commentary	<ul style="list-style-type: none"> - The quantum of development in option 2 is more likely to bring benefits for public transport provision and improvements to the road network 															
Sustainability Objectives																
CWAAP Policies	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
3 Leisure: Improved A great place to visit, to relax in and have fun																
3a Leisure & entertainment	1	0	0	0	✓	✓	0	0	0	0	✓	0	✓	0	0	0

Sustainability Objectives																
CWAAP Policies	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
6 Community: Enhanced Social and Economic Opportunities																
6a Business floorspace & jobs 1	✓	✓	0	0	0	0	x	x	x	0	0	0	0	0	0	x
6a Business floorspace & jobs 2	✓	✓	0	0	0	x	✓	x	x	0	0	0	0	x	0	✓
6b Childrens services 1	✓	✓	0	✓	✓	x	0	x	x	0	✓	0	0	x	0	0
No option																
6c Health	0	0	0	✓	✓	x	0	x	x	0	0	0	0	x	0	0
No option																
6d Police	0	0	✓	0	✓	0	0	0	0	0	0	0	0	x	0	0
No option																
6e Faith premises, youth etc. 1	0	0	0	0	✓	0	0	0	0	0	0	0	0	0	0	0
6e Faith premises, youth etc. 2	0	0	0	0	✓	x	✓	x	x	0	0	0	0	x	0	✓
Commentary	<ul style="list-style-type: none"> - The provision of new business and community facilities will lead to an increase in the amount of energy and water used and waste generated, mitigation will be necessary through suitable sustainable design and construction techniques - The proposed development is in a high flood risk area so could increase vulnerability to flooding without appropriate mitigation 															

CANADA WATER AREA ACTION PLAN

EQUALITIES IMPACT ASSESSMENT

Stage One: Scoping

1. What policy, strategy or plan is this assessment addressing?

The Canada Water Area Action Plan

The Canada Water Area Action Plan (AAP) will be a land use-planning framework for the Canada Water area, which will be used to plan, manage and facilitate change in the area in a sustainable way that will benefit the community and make the area a better place to live, work and visit. The AAP will potentially contain a number of planning policies on a variety of topics, such as housing, transport, employment, open space, community facilities and the environment. The policies will be specific to Canada Water and will focus on delivery and implementation.

The Canada Water AAP will be developed and prepared in accordance with statutory regulations and in close consultation with the local community. The policies in the Canada Water AAP must be in general conformity with national and regional guidance and policy and contribute towards meeting local needs. The council's policies and strategies must also be evidenced to ensure that they are robust, meet local needs and can be justified.

The vision and objectives of the Canada Water AAP are set out in annex 1 of this report.

2. Is this a new or an existing policy/strategy?

The Canada Water AAP will be a new policy document and will form part of the council's Local Development Framework, which will contain all the council's planning policies used to guide how land is used in the borough and in the determination of planning applications. Current planning policy for Canada Water exists in the Southwark Plan (the council's Unitary Development Plan), the Canada Water Supplementary Planning Document (2005) and the Canada Water Masterplan (2005). The Canada Water AAP will replace this existing policy and covers a wider area of the Rotherhithe peninsula.

3. If existing, has the policy/strategy already been reviewed under the previous EqIA programme? If so, what were the findings to come out of this and has the agreed action plan been implemented? What has changed since the last assessment was undertaken (in terms of context, nature of the policy/strategy or the type of people affected by the policy/ strategy).

This is the first stage in the preparation of the AAP and therefore this is the first opportunity to consider equalities impacts. The council did undertake an EqIA of the Southwark Plan, although this did not use the current methodology. Nevertheless it provides an indication of the likely impacts on Southwark's equality target groups. The findings are summarised below.

Key findings:

- Provision of small local businesses which are easily accessible by local communities encourages the closure of development gaps for the local communities through an increased sense of belonging, redressing disadvantage and equality of access to services.
- By ensuring that new developments are safe and secure, disadvantage is addressed, community relations are improved and equality of opportunity is promoted.

- Protection of residential accommodation reduces discrimination and promotes equality of opportunity through providing inclusive and accessible housing for communities within the borough.
- Provision of accommodation other than houses and flats recognises the diverse needs of communities within the borough and promotes equality of opportunity since communities that will benefit are frequently the marginalized.
- The protection of transport impacts creates a sustainable, inclusive and accessible borough for its residents, future residents, users and occupiers.
- Public transport improvements assist in the creation of an accessible and inclusive borough by focusing on sustainable forms of transport as well as being socially inclusive. Accessible and inclusive transport links promote equality of opportunity and prevent barriers of exclusion and discrimination.
- Mini cab offices in the borough make transportation in the borough accessible to those who may not have access to public transport or private car use.

More recently, the council has undertaken a stage 1 EqIA assessment of the Canada Water masterplan. The masterplan is not part of the borough's Local Development Framework (LDF), but was used to guide development in the core sites around Canada Water. It suggested that the key issues which need to be taken into consideration are that:

- While well serviced by transport, the tube stations in the Canada Water area have poor pedestrian access, and there are major barriers to pedestrian flow in the area.
- There is a need to increase affordable housing in the area.
- Despite the shopping centre, the overall area is poorly serviced by shops, leading to "draining of money to other areas" as local residents choose to shop in other areas.
- There was very little monitoring of earlier consultation processes which means that it is unclear which sections of the community were involved, and it is not possible to say if the most 'excluded' sections were able to influence the process. The consultative process should be examined, and issues such as the provision of language/interpreting support at events checked.
- There is also a need to monitor the ongoing impact of the regeneration as it takes place.

The scope of the AAP will be much broader than the masterplan. It also covers a wider area to ensure that the impacts of development on the core area are fully addressed.

Below is a list of strategies and policies that are related to the activities of the Canada Water Area Action Plan. The relevant findings are summarised at annex 2:

- Southwark 2016
- Local Implementation Plan for Transport (LIP)
- The Employment and Enterprise Strategy
- The Housing Strategy 2005-2010

4. What do you think are the main issues for your policy or strategy in relation to equality, diversity and social cohesion?

Community and Stakeholder Involvement

In preparing and developing the Canada Water AAP, the council will have to carry out consultation in accordance with statutory regulations and the Statement of Community Involvement, which sets out how and when Southwark Council will involve the community in the

alteration and development of town planning documents and applications for planning permission. National policy states that local planning authorities should involve the community at an early stage in the process and should continue to involve the community throughout the process of preparing development plan documents using methods appropriate to the communities concerned (paras. 4.20 of PPS12). A demographic breakdown of residents on the peninsula is shown in annex 3. The council has prepared a consultation strategy for the AAP. This highlights a number of issues which are set out below:

Considerations:

- Certain groups may not be able to access information and consultations as easily as others i.e. disabled people, those who do not have English as their first language, young people, those who support vulnerable people such as women who are most likely to care for children, older people and those with limiting illnesses.
- People may not feel safe in attending public information or consultation events at certain times of the day, in particular after dark, such as older people and women
- Information may not be presented in a way that engages people effectively, such as material only printed in English, information is presented in a complicated format or language.
- Certain groups may not feel comfortable expressing their views in public due to fear of discrimination. These include LGBT community, faith groups, young people and the BME community.
- Certain groups may not understand what relevance the Canada Water AAP has to them and therefore they do not become involved in the process.
- People may misunderstand the purpose of the Canada Water AAP and what can be achieved which may result in tensions between groups if it does not deliver what they expect.
- Certain groups may have a negative perception of the council or disappointing experiences of community consultations which stop them becoming involved in the process.
- If people do not feel that they can access information at an early stage or have problems accessing it, they may become disillusioned in the process and lose interest i.e. BME groups, young and elderly people and disabled people.
- Some people may not be aware how to express their views or how these will feed into the process i.e. children and young people.
- There may be differences in the needs and aspirations between different groups which may result in conflict.
- People may feel as though certain groups are having a greater impact on how the AAP is developed which may increase tensions in the community.

Housing

Meeting housing need is one of the most challenging issues that national, regional and local government is faced with. Everyone should have the opportunity of a decent home. Housing should not reinforce social distinctions and should meet the housing needs of the whole community, creating mixed and inclusive communities and housing choice. Consideration should be given to the following when developing housing policies for Canada Water:

Considerations

- The plan could unintentionally fail to meet local housing needs by not providing the right housing type and mix for the local community which could intensify or result in overcrowding and poor quality accommodation which in turn disproportionately affects

older people, the young and the BME community. An appropriate range of affordable, permanent and temporary accommodation may not be provided to meet the needs of specific user groups such as refugee and asylum seekers and travellers.

- The regeneration of Canada Water may result in a rise in house prices in Canada Water and housing may become unaffordable to those currently living in the area, especially, lone parents, disabled people, the BME community and elderly people. This may also result in a dilution of the community as people are forced to move out of the area as they no longer can afford to live there. People may view the Canada Water AAP as gentrification rather than regeneration.
- People currently living in the area may feel resentful towards large numbers of people moving in. This tension could be further exacerbated if people moving into the area buy up newer and higher quality housing.
- New housing may only cater for a broad market and fail to cater for the needs of specific groups such as disabled people, families with children, young people, and older people.
- People may feel that the needs of certain groups are being prioritised over others such as the need to have designated locations for Travellers and those with larger families.
- Redevelopment and regeneration of areas may result in the disruption of communities. This is particularly true in the case of estate renewal, where estates are redeveloped and residents re-housed outside the immediate vicinity.

Transport and Movement

National, regional and local policy states that sustainable methods of transport should be promoted. It is the intention that the capacity of public transport should be increased, the quality and integration of the transport system should be improved and a co-ordinated approach to improvements to transport integration and facilitating greater use of public transport, walking and cycling should be sought. In addition to seeking greater use of pedestrian and cycle routes, the safety and perception of safety should also be improved regarding existing and new routes. Consideration should be given to the following when developing transport policies for Canada Water:

Considerations

- Transport services and pedestrian/cycle routes may continue to feel unsafe for certain user groups. Some people may continue to feel unsafe when travelling on public transport or along pedestrian/cycle routes and fear for their personal safety such as women and young people or they fear discrimination such as members of the BME community, the LGBT community or people following a certain faith, such as Muslims and Sikhs.
- Older people and young people may not have the opportunity to be independently mobile if reliable, convenient, safe and cheap public transport is not made available to them. This could further exacerbate the need for parents and carers to continue to use unsustainable forms of transport, such as the car. This also puts pressure on ensuring the availability of accessible parking spaces in areas where required.
- Disabled access may be provided but it may be segregated from other access routes, which exacerbates separation and isolation from the rest of the community.
- Public transport could continue to be unaffordable to those on lower incomes such as the BME community, young people (i.e. those who do not have access to free travel) refugees and asylum seekers. This may limit their job and further education opportunities and inclusion in the wider community. It may limit them to one particular area that cannot provide all of the facilities and opportunities they need

- People may have different priorities in terms of transport such as parents with children, disabled people and those on lower incomes. Tensions may arise if people think that the needs of any one user-group are being prioritised above their own.
- The fear of crime could continue to make people feel isolated if they do not feel safe travelling from their homes to use and enjoy facilities and services within the area i.e. women, members of the BME community, members of certain faith groups, young people, members of the LGBT community and older people.
- The needs of individuals and groups may not be taken into account when designing new open spaces and areas of the public realm and result in people not feeling safe to use them for pedestrian and cycle movement around the area.

Employment

The policies in the Canada Water AAP must be in accordance with national and regional guidance and policy and contribute towards meeting the aims and objectives of the council's community strategy whilst meeting local needs for employment in Canada Water. Through the development and implementation of the AAP, sites will be identified and improvements will be proposed for the growth and improvement of Canada Water's economy. This will lead to greater investment and lead to a growth in jobs in the area. Consideration needs to be given to identifying sites and developing policies to accommodate a range of employment premises and opportunities of different types and sizes and costs to meet the different needs of the community. Alongside developing employment opportunities, consideration should be given to providing the local community with the skills and education required to take advantage of new employment opportunities in the local and wider area. In developing employment policies for Canada Water, consideration should be given to the following:

Considerations

- People may feel excluded from new job opportunities created through the regeneration of the area such as women who can only work part time due to other commitments such as childcare. This could also exacerbate problems of child poverty in the area where this results in more households without an adult in employment.
- Certain groups may experience discrimination in accessing employment opportunities such as a members of certain faith groups and members of the BME community (especially young black men) and disabled people. The inability to access opportunities to work could further lead to poverty, social exclusion and isolation from the wider community.
- Local people may not have the skills to access job opportunities that are created through the regeneration of Canada Water and therefore will not benefit from these new opportunities. This could create tensions in the community if there continues to be a high level of unemployment.
- The AAP will need to ensure that a range of business units are provided so that small and medium enterprises (SMEs) are able to find space within the core area. BME businesses are strongly represented in SMEs in Southwark and the failure to provide space suitable for small businesses could have a significant impact on the BME community.
- SMEs can also be affected in other ways by development. It will be important to ensure that SMEs are able to compete for contracts to deliver goods and services which are generated in larger business hubs. Canada Water is located between Canary Wharf and London Bridge where it is expected that 140,000 new jobs will be created by 2026. The AAP should consider how supply chains can be opened up to create business opportunities for locally based SMEs.

- There may be conflicting priorities for the expansion and control of the night time economy. Younger people may feel strongly that there is a need for a more vibrant night time economy, which could act as a way to make the town centre safer in the evening and at night by having an increased footfall at these times. Elderly people may feel threatened by this in terms of the people that the night time economy might attract and the noise that it will create.
- There may be physical barriers to jobs outside of the Canada Water area. Accessibility to these opportunities may be hindered by poor quality transport links in and out of the area. This may affect both existing and new residents, especially those with lower incomes.

Design and Heritage

The Canada Water area is expected to undergo significant change through the development and implementation of the Canada Water AAP. This will see increased investment and development activity, which provides significant opportunities to improve the built environment in the area. Consideration should be given to the following issues in the development and implementation of policies for design and heritage:

Considerations

- Design may also have an impact on social cohesion. Although the built environment around Canada Water is fairly bland and lifeless, the presence of the docks provides a link with the past and the area's heritage. Development will need to respect this heritage. Failure to do this could exacerbate the feeling that the incoming population are taking precedence over the needs of local people. It could also result in a feeling of alienation among groups who have lived in the area many years and particularly the elderly.
- If the public realm and the environmental quality of the area remain poor, certain groups may continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, older people and women.
- The needs of certain groups may not be properly considered which may mean that they are unable to use the services and facilities in and around the area. For instance, older people may not be provided with basic facilities such as accessible and safe places to meet, public toilets and street furniture, such as benches, which provide a respite when using the town centre.
- The built environment and the public realm may ignore the needs of disabled people which results in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. In contrast, the needs of disabled people may be considered but result in the public realm being designed in a way that segregates disabled people from the wider community.
- High quality design standards in the area may result in higher costs for SME businesses i.e. high quality shop fronts, which may threaten the viability of these businesses.
- The development of tall buildings and higher density residential schemes may reduce accessibility to private and communal open space, especially important for families with young children.

Open spaces

Through the development and implementation of the Canada Water AAP, the area will experience significant changes through growth in population, housing and employment. In addition to the overall quantity of open space, the location and use of the space is also important to ensure that they are accessible to all. The following considerations need to be

taken into account when developing and implementing policies for open space within Canada Water:

Considerations

- The needs of different user groups may not be properly considered which will result in certain groups feeling excluded. This may occur where there are conflicting priorities of how the spaces should be used, i.e. elderly people and women may wish to use the space for informal recreation such as a meeting place whereas other groups, such as young people, may wish to use the space for more formal and active recreation. This may cause tensions between groups if it is perceived that one group's needs are being prioritised.
- The poor design of open spaces may make them feel unsafe and result in misuse. This may exclude certain groups as they may fear for their personal safety, such as women, members of the BME community, members of the LGBT community, members of different faith groups, older people. Poor design may also result in poor access and limit the use of these spaces for disabled people and mothers with children.
- Poorly designed and inaccessible open spaces in the area may restrict the ability for people to gain from the health benefits active recreation and the educational benefits of sporting activities or ecology, depending on the functionality of the open space. In addition, open spaces can act as a social meeting place and a deficit of open space could have a detrimental effect on inclusion and social cohesion.
- A lack of play space for children can have detrimental effects on their physical and mental development.

Community facilities

Through the development and implementation of the Canada Water AAP, the area will experience significant growth in population. The council will need to identify sites for and propose improvements to the community infrastructure to meet the additional needs of the whole community resulting from development. The following considerations will have to be taken into account when developing policies for community facilities in Canada Water:

Considerations

- A lack of adequate, accessible and affordable community facilities could act to isolate certain members of the community, such as women who may need a respite from supporting others such as children and those with limiting illnesses or older people who may live alone and need to interact with others.
- Tensions between certain groups may remain unresolved if there are no facilities for people to interact in informal surroundings. Social cohesion may be threatened by a deficit of community facilities in the area i.e. between different faith groups, BME groups and those who are unable to speak English.
- The EqIA undertaken for the masterplan noted that shopping provision does not adequately serve local needs. The majority of shops in the shopping centre are multiple stores. There are few independent outlets and therefore few local businesses trading in the core area. Consequently, the shopping offer does not reflect the diversity of the area. Moreover, as is noted in the employment section, it fails to offer much opportunity to locally based SMEs.
- Social cohesion may be threatened by a lack of faith premises being available for the whole population of the area. BME groups may not be properly considered if faith premises are not provided for the full spectrum of religious beliefs. It should be noted

that there are a number of faith premises in the AAP area including the Scandinavian churches, and the faith premises in Mulberry Business Park.

- People on lower incomes may feel isolated from the rest of the community if they are unable to access affordable leisure and community facilities. This may result in isolation and social exclusion.
- A lack of appropriate community facilities may create boredom through a lack of things to do. This could result in a rise in anti social behaviour problems, particularly with young people.
- The needs of certain groups may not be properly considered when deciding on the number and type of community facilities that are considered appropriate for the area. For instance the need for meeting places for older people, BME groups, faith groups and the need for high quality childcare and play, leisure, cultural and educational facilities for children and young people.
- If poorly designed and located, it may limit the use of these facilities. For instance, disabled people may not be physically be able to access the facilities, those on lower incomes may not be able to afford to use them, such as older people, young people and refugee and asylum seekers. Some people may not be able to travel distances due to other commitments, such as women with dependants.
- People having different priorities for the use of community facilities, i.e. for women it may be health and childcare, for young people it may be youth clubs and sporting facilities and for other groups it may be informal meeting places. Tensions could arise among different groups in the community if it is perceived that the needs of one group are being prioritised above others.
- Educational facilities need to be of a high standard and be available to all groups to use in flexible and coordinated ways as people will have different needs and uses for facilities. For example, schools are needed for the young population as well as the adult population seeking skills to improve access to employment. People may have different priorities for the use of educational facilities, i.e. for parents it may be before and after childcare, for young people it may be youth clubs and sporting facilities and for other groups it may be informal meeting places or temporary places of worship. Tensions could arise among different groups in the community if it is perceived that the needs of one group are being prioritised above others.

Stage two: Assessment of Impacts

Part A: Feedback from the Equalities and Diversity panel

1. What feedback did the panel give you at stage one

The Stage 1 EQIA was considered by Equalities and Diversity Panel on 20 January 2009 and their comments are set out below. These were considered when preparing the Area Action Plan: Preferred Options report and Stage 2 of the EQIA.

- Disabled parking provision should be considered when proving new shops
- All new homes will be Lifetime Homes and 10% of all new homes will be wheelchair accessible
- Access to public toilets needs to be considered in new developments
- There are issues with young people in the area
- Provide new buildings for faith groups, especially ones that women are more likely to visit
- Option to create community hubs
- There are lots of young people in the area and the plan should consider providing jobs for them

Part B: Purpose and aims of policy/strategy

2. What is the overall purpose of the policy/ strategy?

The Canada Water Area Action Plan, when adopted, will be part of Southwark's Local Development Framework. This will make it an important document which will be used for deciding what sort of development should take place within the Canada Water area, and when, where and how it should happen.

3. What are its aims?

The aims of the plan are set out in Appendix A of this report.

4. Could these aims be in conflict with the Council's responsibility to:

- Eliminate discrimination
- Promote equality of opportunity
- Promote community cohesion and good relations between different groups

The scoping report identifies a number of key considerations which have been acknowledged and addressed in the stage two assessment as follows:

Community and stakeholder involvement

The stage 1 EqIA highlighted the need to ensure that the methods used to consult and engage people in the preparation of the AAP are open accessible to all members of the community. To help address this issue the council prepared a consultation strategy which sets out the principles of how it will consult and the importance of reducing barriers to consultation. It emphasises that particular needs such as access, transport, childcare and translation need to be considered, as well as a strategy to broaden the appeal of consultation and make it attractive to a diverse range of people and groups. At each stage, participation will be monitored and analysed to see whether any particular groups have not been engaged and whether this can be addressed at the next stage.

At issues and options stage a variety of means were used to publicise, consult and engage with local people. These are described in detail in the Consultation Statement which accompanies the preferred options report and is summarised below:

- **Publicity:** Consultation on the AAP issues and options report was widely publicised using the following methods; mail-out to contacts on Southwark's Planning Policy database, documents available on Southwark's website, a newspaper advert, documents made available in libraries, area housing offices and council offices.
- **Events and exhibitions:** Public exhibitions were held to publicise the Issues and Options consultation at; the Pump House Museum, Rotherhithe Library, Surrey Quays shopping centre, Silverlock Tenants Hall, the Lewington Centre and the Brunel Museum. Officers also attended the following events to publicise the AAP; Rotherhithe Festival, Hawkestone Fun Day, St George Festival, The Event at Southwark Park, and Burgess Park carnival.
- **Stakeholder meetings:** Meeting were held with the following stakeholders; Rotherhithe Estate over-50s, Bermondsey and Rotherhithe Area Faith group, Silwood Estate community group, Redriff Tenants Association, Canada Water Consultative Forum, Southwark Living Streets, Southwark Transport Consultative Forum and Bermondsey and Rotherhithe Green Enthusiasts.
- **Community Council:** Attended Rotherhithe Community Council on 10 December 2008 and 4 February 2009.

The monitoring of consultation showed that wide range of groups and communities were involved at issues and options stage. The range of people who responded to the formal questionnaire on the issues and options was much narrower and emphasised the need to continue to pursue informal means of engaging with the local community.

Housing

The preferred options aim is to provide new high quality homes in the AAP area suitable for a range of groups by developing particular sites in the area for housing. New housing developments will need to meet required policy standards for affordable housing, wheelchair accessible homes, family housing, public and private open space and children's play space. The types and size of homes will meet the needs of the local community.

The preferred option is to require at least 30% family sized housing in all new developments. As a result more homes would have access to private gardens and courtyards. Increasing the

amount of private amenity space available will benefit families and young children. Providing more houses will give more households their own front door and reduces common parts, and so generate more activity at street level and help create a safer environment. This should benefit those groups who can feel vulnerable, such as the young and elderly.

The preferred option would provide fewer affordable units per development (35%) than the alternative option presented at Issues and Options stage (50%). This will have some impact on those groups who rely on affordable housing. However, this should be balanced against the benefits that will ensue from providing more family homes.

The preferred options ask for very high standards for all new housing delivered as part of the AAP. All new homes will be designed to Lifetime Homes Standards. They will be flexible enough to meet the changing lifetime needs of residents such as when people get older. For example, ensuring there is space to install a shower next to a downstairs toilet. Homes will be able to be altered and adapted to meet the needs of single people, older people, couples, large 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.

At least 10% of all new homes will be designed to meet the needs of vulnerable groups such as the elderly and disabled including specialised housing schemes, providing appropriate level of support and homes designed for wheelchair users at each phase of the development. There will be a range of housing types in each development which will help to create a more mixed community.

Transport and Movement

The preferred option is that the area is made highly accessible, particularly by public transport, walking and cycling, and that new development does not lead to an increase in traffic on the roads. Public transport quality and frequency should be improved, the road network should be changed to improve traffic flows, and greater use of public transport, walking and cycling should be sought through improved routes and reduced car parking in new developments. The safety, and perception of safety, should also be improved regarding existing and new walking and cycle routes.

In principle, this approach benefits all members of the community. Car ownership levels tend to be lower among the young and elderly. Therefore a policy which seeks to promote walking and cycling, creating routes which are safe from conflict with vehicles, which prioritises non-car users, and which also maximizes opportunities to use public transport should benefit these groups in particular, promoting inclusivity and equality of access to jobs and services.

It should be noted however that there are certain groups who may rely on using a car. This might include the elderly, people with disabilities and parents with young children. The preferred options seek to mitigate the impact of a general presumption in favour of low parking levels by prioritising parking for people with disabilities, even within what are otherwise in some cases "car free" developments.

It will also be very important that a reduction in car parking and promotion of sustainable modes of transport are undertaken in tandem with improvements in public transport and the public realm. While in theory promoting walking and cycling is beneficial to all users, if routes out of developments are poorly lit, secluded and at risk from conflicts with road vehicles, a reduction in car parking may discourage people from going out and make people feel more isolated. This

could particularly apply to vulnerable groups such as the elderly and young, people with disabilities, women and LGBT groups.

Employment

The aim of the preferred option is to create a new business cluster in the area, around Harmsworth Quays print works. New office and light industrial units will be built on several sites around Harmsworth Quays. This will provide importance local jobs and training opportunities and reduce the need for local people to travel far to get to work.

Not all of the existing employment space will be reprovided (this was an option at Issues and Options stage), however by focusing on providing new office and light industrial units, more jobs will be created in the area compared to the re-provision of existing storage, warehouse and industrial units which tend to employ less people.

In principle, this approach benefits all as it will create local jobs which all members of the community will be able to access. Focusing on office and light industrial space instead of larger industrial units will provide more of a wide range of jobs for different equalities groups such as young people, women and disabled people who may be more likely to pursue jobs in office environments.

Employment and training opportunities created by new development will be targeted at local people. This will have a particularly positive effect on young people, particularly school leavers who live in the area and want to work locally.

Certain groups may experience discrimination in accessing employment opportunities such as a members of certain faith groups and members of the BME community (especially young black men) and disabled people. However by targeting employment and training opportunities at young people this can be mitigated against.

Design and Heritage

The preferred option seeks to create more of a sense of place and a better environment in the town centre through the design of new development. This will be achieved by creating new streets and public spaces, safe walking and cycling routes, creating a new high street in the town centre and the implementation of other guidance relating to urban design.

The heritage of the area will be strengthened by the protection and enhancement of the St Mary's Conservation Area and increased use of the docks for leisure and tourist activities. This will benefit all members of the community who will have access to and will be able to enjoy these areas.

Improving the public realm through design will benefit all equalities groups, in particular certain groups may currently feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, older people and women. The public realm will need to take into account the specific needs of elderly, young and disabled people, benches and public toilets will be provided.

Open spaces

The preferred option is that all development in the core area must provide high quality open spaces which are linked together and have different uses. Children's play areas should be

provided as part of new housing developments. Improvements will also be made to existing open spaces in the area.

This option will benefit all members of the community provided that the needs of different user groups are considered in the design and location of open spaces e.g. benches for elderly people, disabled access and children's play areas.

The provision of children's playspace will have a particularly positive impact on children and families.

Community facilities

The aim of the preferred option is to provide facilities to support the growing population. This includes new health facilities, a new school, improved sports provision, leisure facilities and the protection of existing leisure facilities, youth provision and new community facilities.

The amount of shops in the town centre will also be increased, as will the number of cafés and restaurants. Local shopping parades on Albion Street and Lower Road will be protected and enhanced. New small-scale local shops, cafes and restaurants will be permitted in certain places outside of the town centre.

This approach will have a positive impact on all members of the community as access to local services help to create good community relations and improve satisfaction with the local area. Locating new community facilities together will have a positive impact on young people, the elderly and disabled people who may be less likely to have access to a car to get to different facilities.

Improved health facilities will have a positive impact on all members of the community and in particular, the elderly and families with young children. A new school, improved sports, leisure and young people's provision will have a very positive impact on young people but will also improve the lives of elderly people and women who may feel threatened by groups of young people congregating in the area.

5. Does the documentation relating to this policy/strategy include specific reference to the Council's responsibility (as set out above) and a commitment to work to meet this?

While the council's responsibility for eliminating discrimination and promoting equality of opportunity and social cohesion are not specifically referred to in the preferred options report, the objectives of the AAP refer to the aim of creating a strong community in which the needs of all groups are taken into account.

The consultation strategy for the AAP does refer specifically to the need to ensure that in accordance with Southwark's Equalities Scheme 2005-2008, the Equalities priorities groups are involved and that arrangements are made to include under-represented groups and individuals.

Part C: Application of this policy/strategy

6. What steps are you taking or will you take to ensure that the policy is or will be implemented consistently and fairly?

The draft AAP will contain a framework which will set out how the plan will be monitored as it moves into the implementation phase. The implementation is likely to take between 10 and 15

years and will require periodic monitoring. The AAP also provides an umbrella framework for a number of council strategies, including rehousing policies, the Southwark Schools for the Future for schools in the AAP area, and the employment and enterprise strategies where they relate to the AAP area. The equalities impacts of each of these strategies will need to be considered in more detail as implementation progresses.

Consultation on the AAP will be monitored at each stage of the plan preparation process to ensure that all groups will be engaged as effectively as possible. The consultation statement which accompanies the preferred options report contains more details on this. When the draft AAP is submitted to the Secretary of State, the council will also submit a consultation report demonstrating that the consultation which has been carried out meets statutory minimums and meets the requirements of Southwark's Statement of Community Involvement.

7. Could the way that this policy/strategy is being or will be implemented be discriminating against any particular individuals or groups or be potentially damaging to relations between different groups?

The preferred options aim to contribute to eliminating discrimination, promoting equality of opportunity and promoting social cohesion and good community relations.

8. What changes could you make to either the policy/strategy itself or the way it is applied to improve the positive outcomes for all groups and to reduce or eliminate any negative outcomes?

In preparing the preferred options report, the findings of the EqIA scoping have been considered and the report has been prepared iteratively with the stage 2 EqIA. This stage 2 assessment recognises those areas where the AAP may have differential impacts and where appropriate mitigation measures are proposed to address these. The council will take all representations on the preferred options into account and there will be a further opportunity to adjust policies prior to the submission of the draft plan to the secretary of state, should this be necessary or appropriate.

9. What information do you collect or do you plan to collect to monitor the impact of this policy/strategy on different groups?

As is noted above the council monitors participation in the AAP preparation process to ensure that all groups have the opportunity to be involved. Where there is evidence that some groups have not been engaged, the council can seek to address this at the next stage. The consultation which has been carried out will be reported in the consultation statement to be submitted to the secretary of state.

The council's team in the Analytical Hub prepares periodic updates on demographic changes in the population, including changes relating to ethnicity, age, and faith. The council also monitors economic activity, health and pupil attainment in schools. Biannually the council also commissions a residents' survey to ascertain how local people feel about their area and whether it is improving. These analyses are carried out at community council level. These analyses will be useful in determining the success of the AAP.

These analyses are also reported in the council's annual monitoring report which assesses the impact of all development in the borough. Once the AAP has been adopted, the AMR will report annually on the implementation of the AAP, using indicators such as new housing completed in

the AAP area, social rented and intermediate housing completed, new retail and business space completed, including small business units, average household income, the percentage of residents who feel safe at night business start ups and the local employment rate.

As mentioned above, the AAP comprises an umbrella framework under which a number of strategies, including those of the council and its partners will be implemented. While organisations such as the PCT may have their own strategies for monitoring the impact of their policies on key equalities groups, the preparation of the AAP may enable the council and PCT to identify a set of key indicators for the AAP area. These can inform the monitoring framework which is put in place to assess monitor and review the AAP.

The need to provide high quality schools is a key objective of the AAP and in this respect it seeks to support the Southwark Schools for the Future Programme and the Academies Programme. An EqIA has already been carried out for the SSF secondary schools programme, which assesses the impact on equalities up to outline business case stage. The council is also currently preparing an EqIA for the SSF primary schools programme and details of the monitoring framework will be identified as part of that process.

Annex 1: The vision and objectives of the Canada Water AAP

Successful places where people are attracted to live, work and visit have a range of elements including good housing, safe and attractive public realm, good connections, successful schools, shops, health and leisure facilities. It is important that we develop a strong vision and set of objectives for the area. The vision and objectives have been derived from our Sustainable Community Strategy, Southwark 2016, the Southwark Plan and what local people have told us in the past. We will use the vision and objectives to guide and help assess the options for development in the area and help select the preferred options.

The Canada Water vision is:

Over the next 15 years, we will work with landowners and the local community to transform Canada Water into a town centre. It will have a much more diverse range of shops than at present, including a new department store and independent shops. These will be accommodated in generally mixed use developments with new homes above. As well as shops and homes, the centre will have leisure and civic facilities, offices, and restaurants and cafes. The centre will have with a distinctive identity which reflects its unique location around the former dock basin. It will have an open environment with a high street feel, and high quality public realm and open spaces. Car parking will be shared between town centre uses. The centre must reach out to the wider area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In conjunction with this, we will work with TfL to improve the road network around Lower Road.

Outside the town centre and core area of the AAP, development will be less dense and should reflect the leafy and suburban character of much of the AAP area.

Across the AAP area, development will contribute to achieving a great network of parks and open spaces, which together with the docks and the River Thames, can help make Rotherhithe known as an attractive destination to visit, relax in and have fun. It will provide a good range of quality homes and successful schools to help make Rotherhithe a desirable place to live, particularly for families.

Objectives

The Canada Water AAP seeks to meet the following objectives which are related to Southwark 2016: Sustainable Community Strategy:

Shopping: A genuine town centre and neighbourhood hubs

- S1: To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network; which enhances the setting of Canada Water basin; and which has a range of shops, restaurants, community and leisure facilities within mixed use developments.
- S2 To ensure that the wider peninsula has access to convenient local facilities to meet day-to-day needs.

Transport: Improved connections

- T1 To use a range of measures, public transport improvements, green travel plans and road improvements to ease the impact of new development on the transport network and services.
- T2 To make the area more accessible, particularly by sustainable types of transport including walking, cycling and travelling by public transport.

- T3 To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities

Leisure: a great place to visit, to relax in and have fun

- L1 To make the area known for its excellent leisure and entertainment facilities.
- L2 To promote arts, culture and tourism in the area.

Places: Better and safer streets, squares and parks

- P1 To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character and which enhance the area's green spaces and heritage, especially the River Thames, the docks and the parks to create a distinctive sense of place.
- P2 To create an attractive, safe, and secure public realm.
- P3 To link the docks, River Thames and parks in a network of open spaces which have a variety of functions, including informal recreation and children's play facilities, provision for sports and nature conservation.
- P4 To reduce the impact of development on the environment and help tackle climate change, pollution and waste.

Homes: High quality homes

- H1 To create a mixed community through the provision of high quality homes with a range of tenure and sizes, and particularly larger homes which are suitable for families.
- H2 To focus higher densities in the areas with good access to public transport and in the town centre.

Community: Enhanced social and economic opportunities

- C1 To provide enhanced educational, health and community facilities which meet the needs of the growing population.
- C2 To provide more local employment opportunities.

Annex 2: Related projects and EQIAs

The Southwark Plan

Key findings:

- Provision of small local businesses which are easily accessible by local communities encourages the closure of development gaps for the local communities through an increased sense of belonging, redressing disadvantage and equality of access to services.
- By ensuring that new developments are safe and secure, disadvantage is addressed, community relations are improved and equality of opportunity is promoted.
- Protection of residential accommodation reduces discrimination and promotes equality of opportunity through providing inclusive and accessible housing for communities within the borough.
- Provision of accommodation other than houses and flats recognises the diverse needs of communities within the borough and promotes equality of opportunity since communities that will benefit are frequently the marginalized.
- The protection of transport impacts creates a sustainable, inclusive and accessible borough for its residents, future residents, users and occupiers.
- Public transport improvements assist in the creation of an accessible and inclusive borough by focusing on sustainable forms of transport as well as being socially inclusive. Accessible and inclusive transport links promote equality of opportunity and prevent barriers of exclusion and discrimination.
- Mini cab offices in the borough make transportation in the borough accessible to those who may not have access to public transport or private car use.

Southwark 2016

Key findings:

- Migration in and out of the borough is high: this makes it difficult to measure the success of interventions (because the beneficiaries may have moved on and another, more disadvantaged group, taken their place). It also makes it more difficult to predict the composition of the borough over the next 10 years.
- Southwark's population will continue to grow so that by 2016 it could be between 286,000 and 301,000. That means anything from 14,000 to 20,000 more households than in 2001.
- By 2016 around 43% of the population is expected to be from black and minority ethnic backgrounds, with many different faiths and cultures.
- Southwark's population ranges from those who enjoy significant affluence to those in severe poverty. Southwark is becoming more socially and geographically divided.
- We have a 10% gap in the numbers of people of working age (16-74) in Southwark who are in employment compared to the national average. In that age group, 65% have no or first level NVQ qualifications, rising to over 80% for people of Bangladeshi and Black Caribbean origin.
- 39% of local authority homes and 40% of private rented properties do not yet meet the decent homes standard.

Local Implementation Plan for Transport (LIP)

Key findings:

- Factors such as age and level of deprivation can increase the risk to people's road safety.
- Access to employment can be affected by journey time to travel to work.
- As a person ages and mobility decreases the importance of being able to access their surrounding environment and public transport grows considerably and inaccessible transport can be a major isolating factor.

- Accessibility transport planning should be used to: maximise independence and access to key services; establish transport standards; and assess, prioritise and meet the needs for all.
- The walking plan should be used to promote initiatives that aim to improve the physical environment, such as improved surfacing, removal of street clutter, improvements to street lighting while also providing additional footways.
- Route management strategies on the strategic road network should comprise measures to improve efficiency and safety by reducing traffic speeds and providing for improved pedestrian safety.

Employment and enterprise strategies

Key findings:

- Overall in both the UK and Southwark the employment rate of BME people is lower than that of white British people.
- Overall in the UK and Southwark the employment rate of women is lower than that of men. Barriers include limited access to affordable and flexible childcare and caring responsibilities.
- Young people (16-24) and older people (50+) in the working age group tend to experience specific barriers to employment related to their age.

Housing Strategy 2005–2010

Key findings:

- 39% of vulnerable people are currently living in non-decent private accommodation in which older people are over represented.
- 28.6% of council households contain a member defined as having special needs. 60% of BME residents of Southwark have council tenancies.
- 6,345 private sector homes contain a vulnerable person and are non-decent.
- Families with young children, pensioners and disabled people are more likely to suffer from fuel poverty. Of private sector housing assessed as non-decent, 80% fail the standard on thermal comfort. The lowest SAP ratings are experienced by Chinese, Vietnamese and pensioner households.

Annex 3

Characteristic	Issues for consultation
<p>Age¹</p> <ul style="list-style-type: none"> • 15% of the residents are under 15 years old, compared to 18% in Southwark. • 43% of residents are under 30 years old, compared to 41% across Southwark. • 10% of residents are over 65 years old, the same as across Southwark. This will 	<ul style="list-style-type: none"> • Younger people may not be aware of the planning system are unable to attend meetings in the evening, yet they are an important voice. Consultation will need to target youth, this could include attending schools and youth forums in the area and using techniques that would appeal to young people. • Older people may not feel safe to attend meetings in the evening or there may be a lack of respect for their views. Meetings should be held at accessible times and information be provided in easily accessed locations. Groups that represent the interests of older people should also be targeted.
<p>Ethnicity</p> <ul style="list-style-type: none"> • At the 2001 Census 77% of residents identified as White, compared to 63% across Southwark • 13% identified as Black/Black British, compared with 26% across Southwark • 3% identified as Asian and 4% as Chinese, which is close to the Southwark average. 	<ul style="list-style-type: none"> • Minority ethnic groups may fear discrimination and be reluctant to voice their opinion. English may not be their first language. Translators and interpreters may be required. Information should avoid jargon and legal terms. Groups that represent ethnic groups in the area should be targeted.
<p>Country of birth</p> <ul style="list-style-type: none"> • At the 2001 Census, 21% of residents identified as being born outside the UK and the republic of Ireland, compared with 27% in Southwark. Languages spoken include French, Spanish, Chinese and Vietnamese. 	<ul style="list-style-type: none"> • At the very least, all written information will include details of the council's interpreter and translation service but in appropriate circumstances information will be translated into languages spoken locally.
<p>Religion</p> <ul style="list-style-type: none"> • At the 2001 Census, 65% of people identified as being Christian, which is close to the Southwark average. • 4% identified as being Muslim compared to 7% across Southwark, • There were a very small number of people identifying as Buddhist, Hindu or Jewish 	<ul style="list-style-type: none"> • The needs of different religious groups may not be well understood and there may be restrictions on how certain individuals can get involved. There may also be fear of discrimination preventing people having their say. Contact with faith groups and forums will be important as well as holding events at accessible times and in appropriate venues.
<p>Lone parents</p> <ul style="list-style-type: none"> • At the 2001 Census, 8% of households in the area were lone 	<ul style="list-style-type: none"> • Lone parents may not be able to afford child minding to attend meetings. A variety of consultation

Characteristic	Issues for consultation
parent households with dependent children, compared with 10% across Southwark.	techniques should be used. Another option is to provide childcare at meetings or reimburse part of the cost of childcare and travel for the low waged.
People with disabilities <ul style="list-style-type: none"> • At the 2001 Census, 13% of people in the area identified as being disabled (having a limiting long term illness). This compares to 16% across Southwark. 	<ul style="list-style-type: none"> • Venues for meetings and exhibitions will need to be accessible. Information will need to be provided in a variety of formats such as audio, large print. Sign-language interpreters may also be needed at meetings.
Employment <ul style="list-style-type: none"> • At the 2001 Census, 4.5% of people identified as being unemployed, compared to 6% in Southwark. • Most of those in employment had full time jobs, however 6.5% of residents were in part-time work. • 10% of people identified as being students, compared to 13% across Southwark. • 27% of residents were not economically active, compared to 34% in Southwark. • 6% of people are retired, compared to 8% across Southwark. • May 2007 data from the Department of Works and Pensions reveals approximately 14% of residents in the area are claiming income benefits of some kind. 	<ul style="list-style-type: none"> • The unemployed or low waged may not be able to afford to travel to meetings or obtain information. Information should be provided free of charge to all residents. An option is to reimburse residents for travel to meetings if they are low waged. • Shift workers may not be able to come to meetings during the evenings, a variety of meetings times should be used. This could also include lunch time events for workers. • Information should be available outside business hours. Email will provide an effective way of communicating with people outside of business hours.
Neighbourhoods <ul style="list-style-type: none"> • Rotherhithe can be broken into smaller neighbourhoods with distinct characteristics. • Previous consultation has showed differences in views between people living in Surrey Docks ward (with a higher proportion of young professionals) and Rotherhithe ward (with more long term residents, social renters, manual workers and benefit recipients). 	<ul style="list-style-type: none"> • Residents living in different parts of Rotherhithe may have different needs and aspirations for the local area, which will need to be considered in preparing the Canada Water Area Action Plan. • Consultation may need to be tailored to match the concerns and priorities of people living in different parts of Rotherhithe.

Appropriate assessment: Canada Water Area Action Plan Preferred Options Report



**Appropriate Assessment Screening for the
Canada Water Area Action Plan Preferred Options
Report**

July 2009

Appropriate assessment: Canada Water Area Action Plan Preferred Options Report**CONTENTS**

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Appropriate assessment: Canada Water Area Action Plan Preferred Options Report**1 INTRODUCTION**

- 1.1 This report presents the findings of a screening exercise undertaken to determine whether stages 2 and 3 of the Appropriate Assessment (AA) process are needed for the Canada Water Area Action Plan preferred options. The council has also undertaken a separate Sustainability Appraisal (incorporating Strategic Environmental Assessment) for the document.
- 1.2 This AA will be submitted to the Secretary of State alongside the Canada Water AAP and other related submission documents for consideration at the Independent Examination. The Inspector will consider the soundness of the Canada Water AAP using the Appropriate Assessment as part of the evidence base. It is not the role of the Inspector to assess the compliance of the plan with the Habitats Directive.

Appropriate assessment: Canada Water Area Action Plan Preferred Options Report

2 The need for Appropriate Assessment (AA)

- 2.1 In October 2005, the European Court of Justice ruled that appropriate assessment (AA) must be carried out on all planning policy documents in the UK. The purpose of AA of planning policies is to ensure that the protection and integrity of European sites (also known as the Natura 2000 network) is part of the planning process at the regional and local level. It is the responsibility of the Local Planning Authority (LPA) to ensure that the AA process is carried out in accordance with the Habitat Directive which is in force and the amended Habitat Regulations which are yet to come into force.
- 2.2 The Natura 2000 network is a network of sites which are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Community and which must be protected. These sites, which are also referred to as 'European sites', consist of Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Offshore Marine Site (OMS). There are no OMS designated at present.
- 2.3 Draft Guidance¹ from the DCLG on Appropriate Assessment¹ states that: 'The purpose of Appropriate Assessment (AA) of land use plans is to ensure that protection of the integrity of 'European sites' is a part of the planning process at a regional and local level. The requirement for AA of plans or projects is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ("Habitats Directive").'
- 2.4 The DCLG guidance summarises the AA process prescribed in Article 6(3) and (4) of the Habitats Directive into three main stages:
1. likely significant effects (AA task 1);
 2. appropriate assessment and ascertaining the effect on site integrity (AA task 2);
 3. mitigation and alternative solutions (AA task 3); and
- * *imperative reasons of overriding public interest.*
- 2.5 The test to identify whether a plan option is 'likely to have a significant effect' on a European site is also referred to as 'screening'. This determines whether stages 2 and 3 of the AA are required.

¹ Planning for the Protection of European Sites: Appropriate Assessment Guidance For Regional Spatial Strategies and Local Development Documents, DCLG, August 2006

3 Identifying likely significant effects

- 3.1 Screening for AA will determine if planning policy documents are likely to have a significant effect on the conservation objectives of the Natura sites. This will determine whether stages 2 and 3 of the AA are required. In considering whether the plan policy or site allocation is likely to have a significant effect on a Natura site, it should be noted that a site may be located either within or outside the area covered by the plan as significant effects may be incurred in cases where the area of the plan is some distance away.
- 3.2 If, following screening, significant adverse impacts are anticipated, a 'full' AA considers the potential for impacts in more detail and whether alternative measures can be adopted. If there are no viable alternatives, the planning policy can only be implemented if there are 'imperative reasons of overriding public interest'.

Appropriate assessment: Canada Water Area Action Plan Preferred Options Report**4 Methodology**

- 4.1 The legal requirement to undertake AAs is set out in the Habitats Directive. However, there is no standardised method for undertaking an AA. The council has followed the screening method used on the Appropriate Assessment of the Draft Further Alterations to the London Plan by 'Forum for the Future'. This methodology is based primarily on the draft guidance by Tydesley and Associates prepared for Natural England - 'The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations' (2006). Although it has been written for the assessment of Regional Spatial Strategies the council considers that all but two of the criteria this method employs are also suitable for the assessment of local development documents. Using the same methodology also helps ensure consistency between the AA of regional and local of plan making.

5 Identification of relevant sites

- 5.1 Using the Joint Nature Conservation Committee (JNCC) website², and in line with the methodology employed in the AA of Further Alterations to the London Plan, the council identified those Natura 2000 sites within a 10km zone extending from the boundary of the Borough. SACs, SPAs, and RAMSARS were included. European sites were scoped into the study if they occurred either wholly or partially within this geographical area. The council identified that there are no Natura 2000 sites in Southwark. Three sites are partially within 10km of Southwark are set out below:

Identified conservation sites of EC importance

Sites at least partially in Southwark

None

Sites at least partially within 10km of Southwark

Wimbledon Common (SAC)

Richmond Park (SAC)

Lee Valley (SPA)

- 5.2 The information for these sites concerning the rationale for EU conservation has been taken from the 'Appropriate Assessment of the Draft Further Alterations to the London Plan' undertaken by 'Forum for the Future' which also includes supplementary information in order to assist in considering the vulnerability of sites to potential adverse impacts. This is presented in the table on the following pages.

² www.jncc.gov.uk

Appropriate assessment: Canada Water Area Action Plan Preferred Options ReportSite Description Table

This information has been sourced from the Appropriate Assessment Screening report: 'Draft Further Alterations to the London Plan', by 'Forum for the Future', September 2006. The contents of the table were compiled with reference to the sources listed below, and also informed by consultation with Natural England.

Site name + Designation and code.

Obtained from Natural England 'Natura 2000 Forms' and RAMSAR forms from the JNCC website.

Qualifying features.

Denotes the habitats and species for which the sites have been awarded EU conservation status. It is these qualifying features which the AA must safeguard. Obtained from 'Natura 2000' and RAMSAR forms. The qualifying features form the basis of Natural England's 'conservation objectives for the European interest on SSSIs', which were drawn upon for pertinent additional information.

Current condition and threats

Information pertaining to the current status of sites, recognised trends, and potential threats. From Natura 2000, RAMSAR, and Conservation Objectives forms.

Result of July 2006 SSSI condition survey

Further information on European sites which are also SSSI's - from Natural England's 2006 review of SSSI condition.

Key ecosystem factors

Denotes general ecological parameters of importance to maintaining site integrity. Summarised from the 'attributes' in the Conservation Objectives forms.

Site Name	Designation and code	Habitat	Species	Current Condition and Threats	Result of July 2006 SSSI condition survey	Key ecosystem factors
Wimbledon Common	SAC UK0030301	To maintain in favourable condition the European dry heath, for which the area is considered to support a significant presence. Northern Atlantic wet heath with <i>Erica tetralix</i> , for which the area is considered to support a significant presence.	To maintain in favourable condition the habitats for the population of: Stag beetle, for which this is one of only 4 known outstanding localities in the UK.	The site is located in an urban area and therefore experiences intensive recreational pressure which can result in damage to the sensitive heathland areas. Air pollution is also thought to be having an impact on the quality of the heathland habitat.	Area favourable 40% Area unfavourable but recovering 59%	Population size of species Number of old broadleaved trees Population structure of broadleaved trees Condition of old broadleaved trees – state of decay Quantity and size of fallen broadleaved dead wood Position and degree of exposure of old broadleaved dead trees and stumps. Condition and position of available dead timber.
Richmond Park	SAC UK0030246		To maintain in favourable condition the habitats for the population of: Stag beetle, for which this is one of only 4 known outstanding localities in the	The site is surrounded by urban area and therefore experiences high levels of recreational pressure. This does not directly affect the European interest feature. The whole site has been declared an NNR.	Area favourable 6% Area unfavourable recovering 8% Area unfavourable no change 86%	Population size of species Number of old broadleaved trees Population structure of broadleaved trees Condition of old broadleaved trees – state of decay

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Lee Valley	SPA UK9012111 RAMSAR UK 11034	To maintain in favourable condition the habitats for the populations of an Annex I species* and populations of migratory bird species**, of European importance with particular reference to: Open water and surrounding marginal habitats.	UK. *bittern ** gadwall shoveler Under Ramsar criteria 2, the site also supports a nationally scarce plant species and a rare invertebrate.	Most of the site is in favourable condition. There are currently no factors having a significant adverse effect on the site's ecological character. However, a significant increase in recreational pressure could impact upon wintering wildfowl numbers	There are a number of SSSI's contained within the Lee Valley Ramsar site of which Walthamstow Reservoirs, Waltham Abbey and Turnford and Chestnut Pits are 100% favourable. Walthamstow Marshes are 36% favourable and 63% unfavourable but recovering.	Quantity and size of fallen broadleaved dead wood Position and degree of exposure of old broadleaved trees and stumps. Condition and position of available dead timber.
						Disturbance Extent and distribution of habitat Landscape Landform Vegetation characteristics Water area Water depth Food availability

Appropriate assessment: Canada Water Area Action Plan Preferred Options Report

6 Analysis of the Canada Water Area Action Plan Preferred Options Report for potential adverse impacts

- 6.1 The Canada Water Area Action Plan preferred options have been analysed to assess whether they would be likely to result in significant adverse impacts on European sites. The draft Natural England guidance defines 'likely' as meaning 'probably, not merely a fanciful possibility'. The potentially adverse impacts were screened according to the approach set out in Appendix A and Figure 3 of the guidance. However criteria 2 and 3 were not considered because these are applicable to the assessment of Regional Spatial Strategies not Development Plan Documents.
- 6.2.1 A precautionary approach was adopted so that the assessment also considered cumulative impacts therefore all potentially significant adverse impacts were assessed.

Coding used for recording effects / impacts on European Sites (from Tydesley and Associates, 2006, Annex 2)

Coding used for recording effects/impacts on European Sites
Reason why policy will have no effect on a European Site
1. The policy will not itself lead to development (e.g. it relates to design or other qualitative criteria for development, or it is not a land use planning policy)
4. Concentration of development in urban areas will not affect European Site and will help to steer development and land use change away from a European Site and associated sensitive areas.
5. The policy will help to steer development away from a European Site and associated sensitive areas, e.g. not developing in areas of flood risk or areas otherwise likely to be affected by climate change.
6. The policy is intended to protect the natural environment, including biodiversity.
7. The policy is intended to conserve or enhance the natural, built or historic environment, and enhancement measures will not be likely to have any effect on a European Site.
Reason why policy could have a potential effect
8. The DPD steers a quantum or type of development towards, or encourages development in, an area that includes a European Site or an area where development may indirectly affect a European Site.
Reason why policy would be likely to have a significant effect
9. The policy makes provision for a quantum, or kind of development that in the location(s) proposed would be likely to have a significant effect on a European Site. The proposal must be subject to appropriate assessment to establish, in light of the site's conservation objectives, whether it can be ascertained that the proposal would not adversely affect the

Appropriate assessment: Canada Water Area Action Plan Preferred Options Report

integrity of the site.

- 6.3 Every option was assessed and the relevant criterion/criteria determined for each. Options considered likely to have no significant adverse effect on European sites were deemed to require no further AA (stages 2 and 3).

Appropriate assessment: Canada Water Area Action Plan Preferred Options Report

7 Screening analysis of the Analysis of the Canada Water Area Action Plan Preferred Options Report

7.1 This section screens the Canada Water Area Action Plan preferred options for impacts on Natura 2000 sites. Each option has been assessed against the criteria provided in paragraph 6.2 and adapted from the Appropriate Assessment Screening report: 'Draft Further Alterations to the London Plan', Forum for the Future, September 2006 which itself is based on draft guidance prepared by Tydesley and Associates for Natural England titled, 'The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations 2006.'

Policy Analysis

Option	Why option will have no impact on Natura 2000 sites	Likely to have an impact	Essential recommendations to avoid potential negative effects on European sites
Shopping in the town centre	4	No	None
Cafes and restaurants in the town centre	4	No	None
Important shopping parades	1	No	None
Small scale shops, cafes and restaurants outside of the town centre	4	No	None
Markets	4	No	None
Walking and cycling	7	No	None
Public transport	1	No	None
The road network	7	No	None
Parking for town centre uses	4	No	None
Parking for residential development in the core	4	No	None

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area			
Leisure and entertainment	4	No	None
Sport facilities	4	No	None
Art, culture and tourism	1	No	None
Design principles	4	No	None
Building heights	4	No	None
Open spaces	7	No	None
Housing	4	No	None
Energy	7	No	None
Jobs and business space	4	No	None
Schools	4	No	None
Young people	4	No	None
Community facilities	4	No	None

Appropriate assessment: Canada Water Area Action Plan Preferred Options Report**8 Conclusion**

- 8.1 None of the preferred options of the Canada Water Area Action Plan were found likely to have any significant discernible adverse impact on European sites therefore task 2 (appropriate assessment and ascertaining the effect on site integrity) and task 3 (mitigation and alternative solutions) of the Appropriate Assessment process are not considered necessary.

Appropriate assessment: Canada Water Area Action Plan Preferred Options Report**References**

Appropriate Assessment Screening report: 'Draft Further Alterations to the London Plan', Forum for the Future, September 2006.

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The Conservation (Natural Habitats, &c.) (Amendment) (England and Wales) Regulations 2006 Consultation Document, DEFRA 2006.

Tyldesley and Associates - prepared for Natural England Draft Guidance - The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations 2006.